



A G E N D A

**IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY**



DECEMBER 7, 2011

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

***CLOSED SESSION MEETING – 5:00 P.M.
REGULAR MEETING – 6:00 P.M.***

**THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH REDEVELOPMENT AGENCY,
PLANNING COMMISSION, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY**

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 423-8301, as far in advance of the meeting as possible.

CLOSED SESSION CALL TO ORDER

ROLL CALL BY CITY CLERK

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Govt. Code section 54956.9 (b)(3)(A) (1 case)

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

- a. Property: 735 Palm Ave., Imperial Beach, CA 91932, APN 626-250-03
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Sudberry Properties, Inc.
Under Negotiation: Instruction to Negotiator will concern price and terms of payment
- b. Property: 741 Palm Ave., Imperial Beach, CA 91932, APN 626-250-04
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Sudberry Properties, Inc.
Under Negotiation: Instruction to Negotiator will concern price and terms of payment
- c. Property: 761-779 Palm Ave., Imperial Beach, CA 91932, APN 626-250-05
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Sudberry Properties, Inc.
Under Negotiation: Instruction to Negotiator will concern price and terms of payment

Continued on Next Page

Any writings or documents provided to a majority of the City Council/RDA/Planning Commission/Public Financing Authority/Housing Authority regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

CLOSED SESSION (Continued)

- d. Property: 739 & 743 8th Street and 801-849 Palm Ave., Imperial Beach, CA 91932, APN 626-250-06
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Sudberry Properties, Inc.
Under Negotiation: Instruction to Negotiator will concern price and terms of payment

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENT - *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

PRESENTATIONS (1.1-1.2)

- 1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)**
City Manager's Recommendation: Present the Recycle All-Star award certificate, \$100 check, and other premiums to Sandra and Dan Vasil.
- 1.2 PRESENTATION ON A BI-NATIONAL PERSPECTIVE OF THE TIJUANA RIVER WATERSHED BY OSCAR ROMO. (0770-87)**
City Manager's Recommendation: Receive and comment on presentation.

CONSENT CALENDAR (2.1-2.5) - *All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

- 2.1 MINUTES.**
City Manager's Recommendation: Approve the minutes of the Regular City Council Meeting of October 19, 2011.
- 2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)**
City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 79418 through 79516 with a subtotal amount of \$1,420,516.88 and Payroll Checks 44292 through 44348 for the pay period ending November 17, 2011 for the subtotal amount of \$300,686.59 for a total amount of \$1,721,203.47.
- 2.3 RESOLUTION NO. 2011-7121 APPROVING THE ADDITION OF A SEVENTH COPY MACHINE AT THE SPORTS PARK RECREATION CENTER ON THE CURRENT FIVE-YEAR LEASE AGREEMENT WITH IKON/RICOH OFFICE SOLUTIONS, INC. (1110-05)**
City Manager's Recommendation: Adopt resolution.

Continued on Next Page

CONSENT CALENDAR (Continued)

2.4 RESOLUTION NO. 2011-7130 AUTHORIZING THE CITY MANAGER TO RESOLVE SEWER BILLING ISSUES RELATED TO AUGUST 2011 BILLING CYCLE. (0390-95)

City Manager's Recommendation: Adopt resolution.

2.5 RESOLUTION NO. 2011-7125 ACCEPTING AN OFFER OF RIGHT-OF-WAY DEDICATION LOCATED AT 1497 13TH STREET (APN 633-223-47-00) IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 992. (0490-40)

City Manager's Recommendation: Adopt resolution.

ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1-5.2)

5.1 AMENDING POLICIES AND REGULATIONS GOVERNING USE OF CITY FACILITIES AND ADOPTING AMENDED APPLICATION PROCEDURES, FEES, AND GUIDELINES. (0910-95)

City Manager's Recommendation:

1. Open the public hearing; and
2. Continue the public hearing to the next regular meeting of January 18, 2012 at 6:00 p.m.

5.2 AMENDMENT NO. 14 TO THE TRANSNET EXTENSION LOCAL STREET AND ROAD PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013. (0680-80)

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive report and public testimony;
3. Adopt Resolution No. 2011-7128 amending the RTIP project data base ProjectTrak by adding the Bayshore Bikeway Access Improvement Project to the data base; and
4. Authorize the Public Works Director to submit the amendment to SANDAG for entry into the RTIP data base.

REPORTS (6.1-6.8)

6.1 RESOLUTION NO. 2011-7126 AWARDED CONTRACT FOR STREET IMPROVEMENTS RDA PHASE 4/5 (CIP S11-105). (0720-25)

City Manager's Recommendation:

1. Receive report;
2. Adopt Resolution No. 2011-7126 awarding a contract to the lowest responsive bidder, including the base bid plus the four (4) additive bids to the bid award; and
3. Authorize the City Manager to approve a purchase order for the amount of the bid price plus the four (4) additive bid prices.

6.2 RESOLUTION NO. 2011-7124 AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE ILLICIT DISCHARGE DETECTION AND ELIMINATION COMPONENT IN SECTION 7 OF THE FISCAL YEAR 2010-11 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP). (0770-65)

City Manager's Recommendation:

1. Receive report;
2. Direct Annual Report changes as appropriate; and
3. Adopt resolution.

Continued on Next Page

REPORTS (continued)

6.3 OVERVIEW OF PROPOSED ZONING ORDINANCE AND GENERAL PLAN/LOCAL COASTAL PROGRAM AMENDMENTS FOR THE COMMERCIAL ZONING REVIEW (0610-95)

City Manager's Recommendation:

1. Receive report; and
2. Provide comments and direction to staff as needed.

6.4 RESOLUTION NO. 2011-7127 APPROVING STREET IMPROVEMENTS RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 9 WITH NASLAND ENGINEERING. (0720-25)

City Manager's Recommendation:

1. Receive report; and
2. Adopt resolution.

6.5 RESOLUTION NO. 2011-7129 AMENDING THE SEWER BUDGET FOR THE PALM CITY TRUNK LINE AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A FINANCING AGREEMENT WITH THE CITY OF SAN DIEGO. (0830-10)

City Manager's Recommendation:

1. Adopt resolution; and
2. Approve financing for this project.

6.6 VETERANS PARK HISTORY WALK DESIGN UPDATE. (0920-70)

City Manager's Recommendation:

1. Receive report;
2. Review the elements of the project:
 - a. History Walk revised text
 - b. History Walk revised locations
 - c. History Walk revised installation technique
3. Provide direction on the above elements of the project; and
4. Direct staff to proceed with the project as presented or direct staff to make further revisions to the concept for Council subsequent approval.

6.7 2012 CITY COUNCIL REPRESENTATION ASSIGNMENTS. (0410-50)

City Manager's Recommendation:

1. Mayor appoint/change City Council Representation Assignments; and
2. City Council approve the Mayor's appointments and changes.

6.8 RESOLUTION NO. 2011-7119 APPROVING THE CALENDAR AND SETTING THE TIME FOR CITY COUNCIL MEETINGS AND WORKSHOPS FOR THE YEAR 2012. (0410-05)

City Manager's Recommendation:

1. Discuss proposed 2012 calendar;
2. Approve 2012 calendar; and
3. Adopt resolution.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

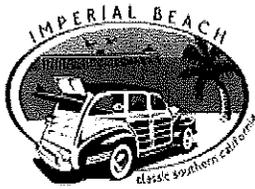
ADJOURNMENT

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT

www.cityofib.com.

/s/
Michelle Posada for
Jacqueline M. Hald, MMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: 12/7/2011
ORIGINATING DEPT.: PUBLIC WORKS *HAB*
SUBJECT: RECYCLE ALL-STAR AWARD PRESENTATION

BACKGROUND:

The Recycle All-Star Program is designed to encourage residents to participate in weekly curbside collection of recyclables. Each month, a City inspector canvasses one randomly selected neighborhood on trash day in search of a Recycle All-Star – the residence with the greatest quantity of uncontaminated recyclables placed in its curbside-recycling bin. Winners receive a certificate from the City, a \$100 check from EDCO, and other premiums such as a travel mug, a frisbee, pens, pencils, note pads, and a 100% recycled-content tote bag. During inspection, information tags are placed on non-winning recycling bins to promote the Recycle All-Star Program, to remind residents of what materials are recyclable, and to point out contamination observed in the bins.

DISCUSSION:

On 11/15/2011, City inspectors canvassed the 1200 block of Georgia St. in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of : Sandra and Dan Vasil.

The above resident has been notified of his/her award by telephone and letter and invited to accept the Recycle All-Star award at the 12/7/2011 City Council meeting.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Not a project as defined by CEQA.

FISCAL ANALYSIS:

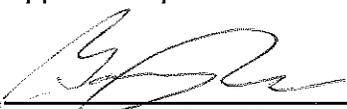
None

DEPARTMENT RECOMMENDATION:

Mayor, in company with an EDCO representative, will present the Recycle All-Star award certificate, \$100 check, and other premiums listed above to Dan Vasil.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: PUBLIC WORKS DEPARTMENT *Chris Helms*
SUBJECT: PRESENTATION ON A BI-NATIONAL PERSPECTIVE OF THE TIJUANA RIVER WATERSHED BY OSCAR ROMO *Acting PW Director*

BACKGROUND: Oscar Romo is the Watershed Coordinator at the Tijuana River National Estuarine Research Reserve. Mr. Romo works in the development of bi-national projects to control sediment, trash and wastewater flows that cross the border and impact the estuary. He has a wealth of experience working with agencies and local communities in Mexico to successfully implement projects. His knowledge and expertise is helping to direct current efforts through the Border 2012 Program and Tijuana River Valley Recovery Team to cleanup and restore the Tijuana River Valley. Today's presentation is part of the ongoing monthly series related to important issues and activities in the Tijuana River watershed.

DISCUSSION: Oscar Romo will provide a short presentation on a bi-national perspective of the Tijuana River Watershed highlighting some of the main issues in Mexico that are contributing to the water quality problems in the Tijuana River.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

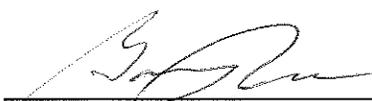
None

DEPARTMENT RECOMMENDATION:

1. Receive and comment on presentation from Oscar Romo.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

DRAFT

MINUTES

**IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY**

OCTOBER 19, 2011

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

***CLOSED SESSION MEETING – 5:30 P.M.
REGULAR MEETING – 6:00 P.M.***

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session Meeting to order at 5:30 p.m.

ROLL CALL

Councilmembers present: Spriggs, Bragg, King
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: Bilbray
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

CLOSED SESSION

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADJOURN TO CLOSED SESSION UNDER:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Govt. Code section 54956.9(b)(1) (1 case)

MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY adjourned the meeting to Closed Session at 5:31 p.m. and he reconvened the meeting to Open Session at 6:00 p.m.

Reporting out of Closed Session, CITY ATTORNEY LYON announced City Council discussed Item No. 1; City Council gave direction and no reportable action was taken.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular and Special Meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Spriggs, Bragg, King
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: Bilbray
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

CITY MANAGER BROWN announced Item No. 2.3 - Resolution No. 2011-7099 Extending the collection of vehicle registration fees for Abandoned Vehicle Abatement Program will be pulled from the agenda and brought forward for City Council's consideration at a future meeting.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

COUNCILMEMBER BRAGG reported on her attendance at the MTS Board meeting stating that on-time performance will be improved by providing lanyards to San Diego seniors for displaying their passes and she encouraged MTS to conduct similar outreach to Southbay seniors.

MAYOR JANNEY thanked Councilmember Bragg for attending the MTS Board meeting and SANDAG Board meeting on his behalf; he announced the SANDAG Board will review the Regional Transportation Plan for 2050 on October 28th.

COUNCILMEMBER KING spoke about attending the Dempsey Holder Ocean Festival and Surf Contest.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

None.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.3)

MOTION BY BILBRAY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NO. 2.1. MOTION CARRIED UNANIMOUSLY.

2.1 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 79177 through 79252 with a total amount of \$1,909,766.42.

2.2 NO ITEM.

2.3 RESOLUTION NO. 2011-7099 EXTENDING THE COLLECTION OF VEHICLE REGISTRATION FEES FOR ABANDONED VEHICLE ABATEMENT PROGRAM. (0470-32)

Item pulled from the agenda by prior City Council action.

ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1)

5.1 JEFF NEW, (PROPERTY OWNER/APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 100017), TENTATIVE PARCEL MAP (TPM 100018) AND VARIANCE (VAR 110007) FOR A ONE-LOT TENTATIVE PARCEL MAP TO CONVERT TWO EXISTING RESIDENTIAL UNITS INTO CONDOMINIUMS AND TO ALLOW A PORTION OF THE EXISTING BUILDING TO ENCROACH 1.7 FEET INTO THE REQUIRED REAR YARD SETBACK AT 253, 255 ELM AVENUE (APN 625-361-07-00), IN THE R-2000 (MEDIUM DENSITY RESIDENTIAL) ZONE. MF 1037. (0600-20)

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

ASSOCIATE PLANNER FOLTZ gave a Power Point presentation on the item; he reported that in the process of reviewing the Tentative Parcel Map to convert the units into condominiums, it was discovered that the setbacks were not maintained; he further stated that the Municipal Code allows for an administrative adjustment to the side yards since they are within 10% of the required setbacks; and the building encroaches 1.7 feet into the required rear yard setback, exceeding the 10% allowance.

CITY CLERK HALD announced no speaker slips were submitted.

JEFF NEW, Applicant, stated that the building passed inspection and the situation did not come to surface until there was an application for the condominium conversion.

COUNCILMEMBER SPRIGGS commented that the building did not meet three of the setback requirements and questioned if there is a provision that allows for a sanction or penalty when an owner goes beyond the setback provisions.

COMMUNITY DEVELOPMENT DIRECTOR WADE stated that there are two approaches: code enforcement which will require the owner to comply with the codes and setbacks or approval of the variance; he noted that there is no code provision for a mid-range approach; and he recommended approval of the variance since staff was involved in the approval and there is only a minor encroachment into a rear yard setback that is adjacent to an alley.

COUNCILMEMBER KING expressed disappointment that there was a failure of the builder and the City to catch required setbacks; he also stated that it would be onerous on the property owner to remove a portion of the building and to rebuild; and he spoke in support for staff's recommendation.

MOTION BY KING TO ADOPT RESOLUTION NO. 2011-7100, APPROVING ACP100017, TPM 100018 AND VAR 110007 WHICH MAKES THE NECESSARY FINDINGS AND PROVIDES CONDITIONS OF APPROVAL IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.

MAYOR PRO TEM BILBRAY expressed disappointment that the Building Inspector did not catch the error and supported staff's recommendation.

COUNCILMEMBER SPRIGGS stated that the City needs to have other remedies to deal with these types of situations.

COUNCILMEMBER BRAGG noted that the variance is only for 1.7 feet and seconded the motion.

MAYOR JANNEY closed the public hearing.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY KING, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2011-7100, APPROVING ACP100017, TPM 100018 AND VAR 110007 WHICH MAKES THE NECESSARY FINDINGS AND PROVIDES CONDITIONS OF APPROVAL IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, BILBRAY, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: SPRIGGS

REPORTS (6.1-6.5)

6.1A-D OVERVIEW OF PACKAGE OF FOUR PARAMEDIC SERVICES AGREEMENTS. (0250-20)

The following was submitted as last minute agenda information:

- a. Attachment A – Correction
- b. Continued Attachment A – Insertion of a ranking order

CITY MANAGER gave an overview on the items.

PUBLIC SAFETY DIRECTOR CLARK gave a report on items 6.1 A-D and announced the following were available to respond to questions: Chief Scott Walker from Bonita/Sunnyside, Mike Murphy from AMR, and Rod Ballard from the Regional Cooperative Care Program (RCCP). He explained why the cost increases are necessary and he noted that the cost for the RCCP will be paid for by the end user and not by the City's General Fund.

MIKE MURPHY, Contract Manager with AMR, explained the billing process and noted that for every \$1 charged, only a small percentage is collected; Imperial Beach has a 15.7% marginal collection rate.

COUNCILMEMBER SPRIGGS expressed concern about increased costs to end users.

PUBLIC SAFETY DIRECTOR CLARK responded that the costs are increasing 23% because of the addition of the RCCP that the City did not have previously; the RCCP will provide the City with clinical quality control, take care of medics if there is an exposure, and give the City a consistent and high quality program with a medical director who oversees paramedic training.

COUNCILMEMBER KING stated that improved service to the community is a step forward; he was encouraged to see that some of the costs to the City will be removed by the RCCP and that some personnel costs will be covered by the RCCP.

In response to Mayor Janney's concern about the governance and costs of the RCCP, PUBLIC SAFETY DIRECTOR CLARK stated that the RCCP is governed by the 8 Fire Chiefs; the budget is audited and managed by a program manager and the budget is approved by the Fire Chiefs on an annual basis. He also reviewed the process for terminating the agreement with the RCCP.

CHIEF WALKER explained the importance of the RCCP and the costs associated with the program.

6.1A RESOLUTION NO. 2011-7102 AUTHORIZING THE CITY MANAGER TO EXECUTE A REVISED AND RESTATED AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. FOR BASIC AND ADVANCED LIFE SUPPORT TRANSPORT SERVICE WITHIN THE EXCLUSIVE OPERATION AREA (EOA) THAT SERVES THE CITY OF CHULA VISTA, IMPERIAL BEACH, AND BONITA/SUNNYSIDE FIRE PROTECTION DISTRICT. (0250-20)

MOTION BY BRAGG, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2011-7102 APPROVING A REVISED AND RESTATED AGREEMENT FOR BASIC AND ADVANCED LIFE SUPPORT SERVICE WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. MOTION CARRIED UNANIMOUSLY.

6.1B RESOLUTION NO. 2011-7103 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT ENTITLED "PRE-HOSPITAL EMERGENCY MEDICAL FIRST RESPONDER ADVANCED LIFE SUPPORT (ALS) SERVICES AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND AMERICAN MEDICAL RESPONSE, INC." (SIDE LETTER). (0250-20)

MOTION BY KING, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2011-7103 APPROVING THE PRE-HOSPITAL EMERGENCY MEDICAL FIRST RESPONDER ADVANCE LIFE SUPPORT (ALS) SERVICES AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND AMERICAN MEDICAL RESPONSE, INC. MOTION CARRIED UNANIMOUSLY.

6.1C RESOLUTION NO. 2011-7104 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE INCLUSION OF THE CITY OF IMPERIAL BEACH INTO THE REGIONAL COOPERATIVE CARE PROGRAM (RCCP). (0250-20)

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2011-7104 APPROVING THE INTERIM AGREEMENT FOR THE INCLUSION OF THE CITY OF IMPERIAL BEACH INTO THE REGIONAL COOPERATIVE CARE PROGRAM (RCCP). MOTION CARRIED UNANIMOUSLY.

6.1D RESOLUTION 2011-7101 AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE FOR THE FIRE STATION LOCATED AT 865 IMPERIAL BEACH BOULEVARD. (0250-20)

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION 2011-7101 APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE (AMR) FOR THE FIRE STATION LOCATED AT 865 IMPERIAL BEACH BOULEVARD. MOTION CARRIED UNANIMOUSLY.

6.2 RESOLUTION NO. 2011-7107 AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES FOR EMPLOYEE BENEFITS BROKER OF RECORD. (0520-60)

CITY MANAGER introduced the item.

INTERIM ASSISTANT CITY MANAGER CLARK corrected a statement that appeared in the newspapers today stating that the City will not pay for the services of Keenan & Associates; they will receive compensation from commissions paid by insurance companies; he reported that an insurance committee consisting of City Management and representatives from Fire and SEIU labor groups will be created; and having the expertise of Keenan & Associates will be helpful during the insurance reform that will take place in 2014.

MOTION BY KING, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2011-7107 AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES FOR EMPLOYEE BENEFITS BROKER OF RECORD. MOTION CARRIED UNANIMOUSLY.

6.3 RESOLUTION NO. 2011-7108 AUTHORIZING APPROVAL OF AMENDMENT NO. 2 TO MEMORANDUM OF UNDERSTANDING NO. 5001253 BETWEEN THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND THE CITY OF IMPERIAL BEACH REGARDING THE CONTRIBUTION OF ADDITIONAL FUNDING TOWARDS THE REGIONAL BEACH SAND PROJECT II. (0220-70)

CITY MANAGER introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE reported on the item; he noted a correction to the third recital on page 2 of the MOU adding the amount of money provided by the Department of Boating and Waterways is \$4.2 million and the Port District is \$1 million; he explained that the dredge mobilization costs are high as it is a specialized industry and most dredges are located on the east coast.

MOTION BY KING, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2011-7108 AUTHORIZING APPROVAL OF AMENDMENT NO. 2 TO MEMORANDUM OF UNDERSTANDING NO. 5001253 BETWEEN THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND THE CITY OF IMPERIAL BEACH REGARDING THE CONTRIBUTION OF ADDITIONAL FUNDING TOWARDS THE REGIONAL BEACH SAND PROJECT II. MOTION CARRIED UNANIMOUSLY.

6.4 RESOLUTION NO. 2011-7105 AUTHORIZING THE INSTALLATION OF UP TO TEN (10) NEW SEWER MAIN DEAD END MANHOLES TO STREET IMPROVEMENT RDA PHASE 4/5 (CIP S11-105) AND APPROPRIATING SEWER ENTERPRISE RESERVE FUNDS TO STREET IMPROVEMENT RDA PHASE 4/5 (CIP S11-105) (0830-10)

CITY MANAGER introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN explained the need for manholes and the advantage of doing the manhole installation coincident with the street improvement project.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2011-7105 AUTHORIZING THE INSTALLATION OF UP TO TEN (10) NEW SEWER MAIN DEAD END MANHOLES TO STREET IMPROVEMENT RDA PHASE 4/5 (CIP S11-105) AND APPROPRIATING SEWER ENTERPRISE RESERVE FUNDS TO STREET IMPROVEMENT RDA PHASE 4/5 (CIP S11-105) MOTION CARRIED UNANIMOUSLY.

6.5 RESOLUTION NO. 2011-7106 APPROVING APPLICATION FOR GRANT FUNDS FOR THE URBAN GREENING GRANT PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84) (0390-86 & 0680-20)

CITY MANAGER introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN reported on the application process.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2011-7106 APPROVING APPLICATION FOR GRANT FUNDS FOR THE URBAN GREENING GRANT PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84). MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 7:40 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
 FROM: GARY BROWN, CITY MANAGER
 MEETING DATE: December 7, 2011
 ORIGINATING DEPT.: Michael McGrane *mmg*
 Finance Director
 SUBJECT: RATIFICATION OF WARRANT REGISTER

BACKGROUND:

None

DISCUSSION:

As of April 7, 2004, all large warrants above \$100,000 will be separately highlighted and explained on the staff report.

Vendor	Check	Amount	Description
SD County Sheriff	79438	\$465,350.88	Sept. 2011 Law Enforcement Services
City of San Diego	79477	\$596,736.00	Metro Sewer Charge 2 nd Qtr FY2012

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
79418-79446	11/09/11	\$ 595,324.25
79447-79469	11/17/11	86,483.83
79470-79516	11/23/11	738,708.80
	Sub-Total	\$ 1,420,516.88

PAYROLL CHECKS:

44292-44319	P.P.E. 11/03/11	\$ 152,163.51
44320-44348	P.P.E. 11/17/11	\$ 148,523.08
	Sub Total	\$ 300,686.59

TOTAL

\$ 1,721,203.47

FISCAL IMPACT:

Warrants are issued from budgeted funds.

DEPARTMENT RECOMMENDATION:

It is respectfully requested that the City Council ratify the warrant register.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Warrant Registers

PREPARED 11/23/2011, 14:44:44
 PROGRAM: GM350L
 CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR
 FROM 11/09/2011 TO 11/23/2011

PAGE 1

BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	INVOICE	PO #	PER/YEAR	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION					TRN AMOUNT
11/09/2011	79418	AFFORDABLE PIPELINE SERVICES	1903				740.00
601-5060-436.20-06	10/13/2011	CCTV INSPECTION-9TH/IB BL		5360	120471	04/2012	740.00
11/09/2011	79419	AIRGAS WEST	129				260.99
601-5060-436.30-02	10/14/2011	SAFTY VESTS-SEWER		103534375	120003	04/2012	176.63
501-1921-419.30-02	10/27/2011	FIRST AID SUPPLIES		103566776	120003	04/2012	84.36
11/09/2011	79420	AMERICAN MESSAGING	1759				135.76
101-3020-422.21-04	11/01/2011	NOV 2011		L1074045LK	120300	05/2012	125.81
101-5020-432.28-09	10/31/2011	SEWER PAGER SHIPPING (EXC		L1252241LK	F12030	04/2012	9.95
11/09/2011	79421	AT&T	2052				3,215.17
503-1923-419.27-04	10/20/2011	3372571583448		2751699		04/2012	355.01
503-1923-419.27-04	10/20/2011	3393431504727		2750091		04/2012	177.51
503-1923-419.27-04	10/20/2011	3393439371447		2752789		04/2012	177.51
503-1923-419.27-04	10/20/2011	3393442323406		2753098		04/2012	177.51
101-1110-412.27-04	10/15/2011	6194230314983		2738710		04/2012	90.11
101-5040-434.27-04	10/15/2011	6194231074813		2738711		04/2012	15.74
101-5040-434.27-04	10/15/2011	6194231675716		2738712		04/2012	15.74
601-5060-436.27-04	10/15/2011	6194232231359		2738713		04/2012	15.27
101-1210-413.27-04	10/17/2011	6194235034		2742637		04/2012	16.24
101-3020-422.27-04	10/17/2011	6194237246664		2741856		04/2012	50.37
101-3020-422.27-04	10/15/2011	6194238225966		2738715		04/2012	166.58
101-1920-419.27-04	10/15/2011	6194238300966		2738716		04/2012	211.69
101-5020-432.27-04	10/15/2011	6194238311966		2738717		04/2012	299.20
101-3030-423.27-04	10/15/2011	6194238322966		2738718		04/2012	523.17
101-1130-412.27-04	10/15/2011	6194238617297		2738719		04/2012	69.54
503-1923-419.27-04	10/11/2011	6194243481712		2721548		04/2012	15.61
101-6030-453.27-04	10/11/2011	6194247077654		2721549		04/2012	77.39
101-3020-422.27-04	10/17/2011	6194247359125		2741857		04/2012	3.60-
101-6010-451.27-04	10/22/2011	6195750336814		2754312		04/2012	16.11
601-5060-436.27-04	10/17/2011	6195751351887		2742398		04/2012	14.46
101-1010-411.27-04	10/17/2011	6196281352138		2741858		04/2012	19.64
101-1230-413.27-04	10/17/2011	6196281356950		2741859		04/2012	164.27
101-3040-424.27-04	10/17/2011	6196281357370		2741860		04/2012	62.57
101-1210-413.27-04	10/17/2011	6196281361675		2741862		04/2012	177.42
101-6010-451.27-04	10/17/2011	6196281385578		2741863		04/2012	54.14
101-3010-421.27-04	10/13/2011	6196281485966		2731206		04/2012	16.47
101-1920-419.27-04	10/17/2011	6196282018442		2741865		04/2012	.10
601-5060-436.27-04	10/15/2011	C602221236777		2738709		04/2012	196.86
101-3070-427.27-04	10/17/2011	6196281359503		2741861		04/2012	42.54
11/09/2011	79422	CHICAGO TITLE INSUR CO	779				4,600.00
101-5000-532.20-06	10/17/2011	9TH & PALM PRELIM REPORT		930022731 U50	120462	04/2012	200.00
101-5000-532.20-06	10/17/2011	9TH & PALM PRELIM REPORT		930022732 U50	120462	04/2012	200.00
101-5000-532.20-06	10/17/2011	9TH & PALM PRELIM REPORT		930022734 U50	120462	04/2012	200.00
248-1920-519.20-06	10/20/2011	555 CALLA AVE -PRELIM RPT		737110208 P14	120465	04/2012	500.00
248-1920-519.20-06	10/20/2011	761 CORVINA ST -PRELIM RP		737110209 P14	120465	04/2012	500.00
248-1920-519.20-06	10/20/2011	139 CITRUS AVE -PRELIM RP		737110210 P14	120465	04/2012	500.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
248-1920-519.20-06	10/20/2011	1361 EAST LN -PRELIM RPT	737110211 P14	120465	04/2012	500.00	
248-1920-519.20-06	10/20/2011	190 CALLA AVE -PRELIM RPT	737110212 P14	120465	04/2012	500.00	
248-1920-519.20-06	10/20/2011	837 HICKORY CT -PRELIM RP	737110213 P14	120465	04/2012	500.00	
248-1920-519.20-06	10/20/2011	1152 9TH ST -PRELIM RPT	737110214 P14	120465	04/2012	500.00	
248-1920-519.20-06	10/20/2011	1220 8TH ST -PRELIM RPT	737110216 P14	120465	04/2012	500.00	
11/09/2011	79423	CVA SECURITY	797			60.00	
101-1910-419.20-23	11/01/2011	NOV 2011 EOC	20212	120079	05/2012	30.00	
101-1910-419.20-23	11/01/2011	NOV 2011 PW	20298	120079	05/2012	30.00	
11/09/2011	79424	CITY OF CHULA VISTA	823			54,284.68	
101-3050-425.21-04	08/16/2010	JUL 2010 ANIMAL CNTRL SVC	AR129085		13/2011	16,660.00	
101-3050-425.21-04	06/30/2011	APR 2011 ANIMAL CNTRL SVC	AR130591		13/2011	12,586.56	
101-3050-425.21-04	06/30/2011	MAY 2011 ANIMAL CNTRL SVC	AR130592		13/2011	12,516.56	
101-3050-425.21-04	06/30/2011	JUN 2011 ANIMAL CNTRL SVC	AR130599		13/2011	12,521.56	
11/09/2011	79425	CORODATA MEDIA STORAGE, INC.	2334			129.63	
503-1923-419.20-06	10/31/2011	OCT 2011 DATA STORAGE	DS1246623	120105	04/2012	129.63	
11/09/2011	79426	COX COMMUNICATIONS	1073			610.94	
503-1923-419.21-04	10/27/2011	10/25-11/24 3110039780701	11-15-2011	120188	04/2012	600.00	
503-1923-419.29-04	11/02/2011	11/01-11/30 3110015533201	11-22-2011	120188	05/2012	10.94	
11/09/2011	79427	D.A.R. CONTRACTORS	1122			347.00	
101-3050-425.20-06	11/01/2011	OCT 2011	0001029	120252	05/2012	347.00	
11/09/2011	79428	DKC ASSOCIATES, INC.	2187			3,440.00	
101-1110-412.20-06	11/03/2011	10/20/11-11/03/2011	235	120117	05/2012	1,169.60	
405-1260-413.20-06	11/03/2011	10/20/11-11/03/2011	235	120117	05/2012	1,135.20	
502-1922-419.20-06	11/03/2011	10/20/11-11/03/2011	235	120117	05/2012	1,135.20	
11/09/2011	79429	DUDEK	2399			8,000.00	
402-5000-532.20-06	10/18/2011	PROJ 7150 PALM REDVELPMNT	20113420	120467	04/2012	8,000.00	
11/09/2011	79430	FEDERICK MYERS	4			2,630.00	
101-0000-221.01-05	11/03/2011	BOND REFUND-1134 IRIS AVE	TEP 11-48		05/2012	2,630.00	
11/09/2011	79431	FLO-SYSTEMS, INC.	946			8,214.53	
601-5060-436.28-01	10/13/2011	SUBMERSIBLE PUMP	F12732-11D350	120302	04/2012	8,214.53	
11/09/2011	79432	I B FIREFIGHTERS ASSOCIATION	214			216.50	
101-0000-209.01-08	11/10/2011	PR AP PPE 11/03/2011	20111110		05/2012	216.50	
11/09/2011	79433	ICMA RETIREMENT TRUST 457	242			5,509.10	
101-0000-209.01-10	11/10/2011	PR AP PPE 11/03/2011	20111110		05/2012	5,509.10	
11/09/2011	79434	MASON'S SAW & LAWMOWER	923			4.32	
501-1921-419.28-16	10/26/2011	RTN FUEL PUMP/BEARING	262319	120039	04/2012	47.40-	
501-1921-419.28-16	10/26/2011	POSTON RING	262320	120039	04/2012	41.46	
501-1921-419.28-16	10/26/2011	PRIMER PUMP	262323	120039	04/2012	10.26	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	INVOICE	PO #	PER/YEAR	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION					TRN AMOUNT
11/09/2011	79435	MYERS TIRE SUPPLY DIST., INC.	1095				63.57
501-1921-419.30-22	10/26/2011	SMALL TOOLS		11433593	120055	04/2012	63.57
11/09/2011	79436	RAMONA PAVING & CONSTRUCTION C	2359				16,744.50
201-5000-532.20-06	10/15/2011	CROSSWALK @ LOUDEN LANE		1810	111268	04/2012	16,744.50
11/09/2011	79437	SAN DIEGO CHAPTER OF THE AMERI	2305				25.00
101-1210-413.28-04	11/08/2011	SHOUSE,P-SDAPA LUNCHEON		00015		05/2012	25.00
11/09/2011	79438	SAN DIEGO COUNTY SHERIFF	882				465,350.88
101-3010-421.20-06	10/25/2011	SEPTEMBER 2011 LAW ENF		10-25-2011		04/2012	466,088.82
101-0000-338.60-03	10/25/2011	SEPTEMBER 2011 TOW FEE		10-25-2011		04/2012	737.94-
11/09/2011	79439	SDGE	289				7,492.41
405-1260-413.27-01	11/01/2011	0440 533 7641 08/29-10/28		11-16-2011		04/2012	196.86
101-5010-431.27-01	11/01/2011	0646 753 1938 08/29-10/28		11-16-2011		04/2012	10.02
101-5010-431.27-01	10/28/2011	1694 231 2432 09/29-10/24		11-12-2011		04/2012	19.55
101-5010-431.27-01	10/28/2011	1912 409 2723 09/27-10/26		11-12-2011		04/2012	10.20
101-6010-451.27-01	11/07/2011	2081 689 7619 09/30-10/31		11-22-2011		04/2012	299.00
101-5010-431.27-01	11/01/2011	2741 969 9359 09/30-10/31		11-16-2011		04/2012	143.89
215-6026-452.27-01	11/01/2011	2819 871 6315 09/30-10/31		11-16-2011		04/2012	1,882.12
101-5010-431.27-01	11/01/2011	3062 843 3719 09/29-10/28		11-16-2011		04/2012	11.91
101-5010-431.27-01	10/28/2011	5280 340 6641 09/27-10/26		11-12-2011		04/2012	67.81
101-5010-431.27-01	10/28/2011	5576 188 0541 09/27-10/26		11-12-2011		04/2012	10.04
601-5060-436.27-01	11/04/2011	8773 823 6424 09/29-10/28		11-19-2011		04/2012	1,648.81
405-1260-413.27-01	11/01/2011	8774 937 7894 09/29-10/28		11-16-2011		04/2012	43.02
405-1260-413.27-01	11/01/2011	9424 632 2704 09/29-10/28		11-16-2011		04/2012	23.97
101-6020-452.27-01	11/02/2011	0175 275 3776 09/30-10/31		11-17-2011		04/2012	356.12
101-5010-431.27-01	11/02/2011	0824 329 2041 09/30-10/31		11-17-2011		04/2012	318.99
101-6020-452.27-01	11/02/2011	2081 689 1273 09/30-10/31		11-17-2011		04/2012	480.55
101-6010-451.27-01	11/02/2011	2081 692 3399 09/30-10/31		11-17-2011		04/2012	23.49
101-6020-452.27-01	11/02/2011	2083 847 9032 09/30-10/31		11-17-2011		04/2012	54.54
101-6010-451.27-01	11/02/2011	3206 700 9265 09/30-10/31		11-17-2011		04/2012	39.46
101-5010-431.27-01	11/01/2011	3448 930 9646 09/29-10/28		11-16-2011		04/2012	10.02
101-5010-431.27-01	11/04/2011	5153 272 6717 09/29-10/28		11-19-2011		04/2012	13.14
101-6020-452.27-01	11/02/2011	5456 692 8951 09/30-10/31		11-17-2011		04/2012	36.14
101-6020-452.27-01	11/02/2011	6921 003 2109 09/30-10/31		11-17-2011		04/2012	495.49
101-5010-431.27-01	11/02/2011	7706 795 7872 09/30-10/31		11-17-2011		04/2012	12.06
101-6020-452.27-01	11/02/2011	9327 898 1346 09/30-10/31		11-17-2011		04/2012	502.41
101-6010-451.27-01	11/02/2011	9956 693 6272 09/30-10/31		11-17-2011		04/2012	182.61
101-5010-431.27-01	11/07/2011	9476 001 6989 09/30-10/31		11-22-2011		04/2012	600.19
11/09/2011	79440	SEIU LOCAL 221	1821				1,383.04
101-0000-209.01-08	11/10/2011	PR AP PPE 11/03/2011		20111110		05/2012	1,383.04
11/09/2011	79441	SKS INC.	412				5,100.78
501-1921-419.28-15	10/27/2011	1090 G REG/289 G DIESEL		1243854-IN	120058	04/2012	5,100.78
11/09/2011	79442	SOUTH WEST SIGNAL	488				727.23
101-5010-431.21-04	10/31/2011	OCT 2011 MAINT		50513	120047	04/2012	160.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
	101-5010-431.21-04			10/31/2011	LOOP DETECTION TEST	50526	120047	04/2012	567.23
11/09/2011	79443	SPRINT	2040						149.97
	101-3020-422.27-05			10/29/2011	09/26/2011-10/25/2011	594768811-047		04/2012	149.97
11/09/2011	79444	UNION BANK PARS-#6746022400	2400						1,927.83
	101-0000-209.01-20			11/10/2011	PR AP PPE 11/03/2011	201111110		05/2012	1,927.83
11/09/2011	79445	UNITED STATES TREASURY	2198						3,392.31
	101-1210-413.29-04			10/31/2011	TAX YR 2011/ 95-6006475	3928505419		04/2012	3,392.31
11/09/2011	79446	WAXIE SANITARY SUPPLY	802						568.11
	101-6040-454.30-02			10/26/2011	JANITORIAL SUPPLIES	72934427	120025	04/2012	451.47
	101-6040-454.30-02			10/28/2011	STAINLESS METAL SHEEN	72937637	120025	04/2012	116.64
11/17/2011	79447	ALLIANT INSURANCE SERVICES, IN	1194						199.47
	101-0000-221.01-04			11/09/2011	JUL-SEP 2011 - SPECIAL	11-09-2011		05/2012	199.47
11/17/2011	79448	AT&T TELECONFERENCE SERVICES	1827						57.77
	101-1110-412.28-04			10/01/2011	CONFERENCE CALL RE POST A	10-01-2011	F12028	04/2012	57.77
11/17/2011	79449	CALIFORNIA AMERICAN WATER	612						1,191.64
	101-6040-454.27-02			11/04/2011	05-0092998-9 09/06-11/01	11-23-2011		04/2012	77.23
	101-3030-423.27-02			11/04/2011	05-0093917-8 09/06-11/01	11-23-2011		04/2012	159.00
	101-5010-431.27-02			11/04/2011	05-0094000-2 09/06-11/01	11-23-2011		04/2012	31.05
	101-5010-431.27-02			11/04/2011	05-0094041-6 09/06-11/01	11-23-2011		04/2012	27.60
	101-5010-431.27-02			11/04/2011	05-0094076-2 09/06-11/01	11-23-2011		04/2012	27.60
	101-5010-431.27-02			11/04/2011	05-0094163-8 09/06-11/01	11-23-2011		04/2012	27.60
	101-5010-431.27-02			11/04/2011	05-0094234-7 09/06-11/01	11-23-2011		04/2012	24.14
	101-5010-431.27-02			11/04/2011	05-0094268-5 09/06-11/01	11-23-2011		04/2012	159.08
	101-5010-431.27-02			11/04/2011	05-0094293-3 09/06-11/01	11-23-2011		04/2012	34.51
	101-5010-431.27-02			11/04/2011	05-0094304-8 09/06-11/01	11-23-2011		04/2012	253.70
	101-5010-431.27-02			11/04/2011	05-0094973-0 09/06-11/01	11-23-2011		04/2012	370.13
11/17/2011	79450	COUNTY RECORDER	1818						50.00
	101-0000-221.01-02			11/04/2011	NOE 9TH & PALM AVE	MF 1062		05/2012	50.00
11/17/2011	79451	EL TAPATIO INC	1407						59.26
	101-1010-411.28-04			10/10/2011	10/12/11 COUNCIL WORKSHOP	6898	F12029	04/2012	59.26
11/17/2011	79452	FEDERAL EXPRESS CORP.	911						21.93
	101-5010-431.21-04			11/04/2011	10/24/11 SHIPPING OVERNT	7-684-38350	120239	05/2012	21.93
11/17/2011	79453	GCR TIRE CENTERS	1702						1,034.39
	501-1921-419.28-16			11/07/2011	#145 TIRES	832-7475	120059	05/2012	1,034.39
11/17/2011	79454	HINDERLITER, DE LLAMAS & ASSOC	111						975.00
	101-1210-413.20-06			10/27/2011	OCT-DEC 2011 SALES TAX	0018545-IN	120206	04/2012	975.00
11/17/2011	79455	PARTNERSHIP WITH INDUSTRY	1302						1,053.98
	101-6040-454.21-04			10/18/2011	P/E 10/15/2011	GS03831	120012	04/2012	1,053.98

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	INVOICE	PO #	PER/YEAR	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
11/17/2011	79456	PATRIOT GENERAL ENGINEERING IN	2395				32,247.00
101-5000-532.20-06	10/31/2011	9TH/PALM DEMO	14003-1	120458	04/2012		32,247.00
11/17/2011	79457	PORT OF SAN DIEGO	28				39.00
101-1110-412.28-04	11/14/2011	BROWN,G-RETIREMENT LUNCH	12-01-2011		05/2012		39.00
11/17/2011	79458	PRO LINE PAINT COMPANY	52				134.86
101-6020-452.30-02	10/25/2011	PAINT	0605-8	120030	04/2012		134.86
11/17/2011	79459	PRUDENTIAL OVERALL SUPPLY	72				421.99
101-5020-432.25-03	10/19/2011	10/19/11 PW UNIFORMS	30215324	120092	04/2012		141.03
101-5020-432.25-03	10/26/2011	10/26/2011 PW UNIFORMS	30216843	120092	04/2012		139.93
101-5020-432.25-03	11/02/2011	11/02/11 PW UNIFORMS	30218358	120092	05/2012		141.03
11/17/2011	79460	QUICK CRETE PRODUCTS CORP	80				488.11
502-1922-419.28-17	10/26/2011	WAST CONTAINER	0090876-IN	120474	04/2012		488.11
11/17/2011	79461	RECLAIMED AGGREGATES, INC.	2137				100.00
101-5010-431.29-04	10/31/2011	CONCRETE/ASPHALT RECYCLNG	12903	120048	04/2012		100.00
11/17/2011	79462	SAN DIEGO GAS & ELECTRIC	1399				14,947.04
101-3020-422.27-01	11/07/2011	10087869371 09/29-10/28	11-23-2011		04/2012		36.13
101-1910-419.27-01	11/07/2011	10087869371 09/29-10/28	11-23-2011		04/2012		142.41
101-5010-431.27-01	11/07/2011	10088604389 09/27-10/26	11-23-2011		04/2012		165.28
101-3020-422.27-01	11/07/2011	19807697764 09/29-10/28	11-23-2011		04/2012		2,472.59
601-5060-436.27-01	11/07/2011	52635219238 09/27-10/26	11-23-2011		04/2012		12.53
101-6020-452.27-01	11/07/2011	56497714749 09/30-10/31	11-23-2011		04/2012		10.03
101-5010-431.27-01	11/07/2011	56497714749 09/30-10/30	11-23-2011		04/2012		6,747.46
101-5010-431.27-01	11/07/2011	85075178464 09/30-10/30	11-23-2011		04/2012		109.69
601-5060-436.27-01	11/07/2011	85075178464 09/30-10/31	11-23-2011		04/2012		74.85
101-6020-452.27-01	11/07/2011	85075178464 09/30-10/31	11-23-2011		04/2012		875.58
601-5060-436.27-01	11/07/2011	85417701270 09/30-10/30	11-23-2011		04/2012		3,368.19
101-5020-432.27-01	11/07/2011	91692992261 09/27-10/26	11-23-2011		04/2012		932.30
11/17/2011	79463	SAN DIEGO CHAPTER OF THE AMERI	2305				40.00
101-1210-413.28-12	10/31/2011	SHOUSE,P-2011 RENEWAL	2011		04/2012		40.00
11/17/2011	79464	SAN DIEGO UNIFIED PORT DISTRIC	1				26,952.88
502-1922-419.28-17	11/16/2011	2010 DODGE DAKOTA LG PICK	02.024743.00.M		05/2012		26,952.88
11/17/2011	79465	SKS INC.	412				4,134.53
501-1921-419.28-15	11/03/2011	970 G REG/134 G DIESEL	1243997-IN	120058	05/2012		4,134.53
11/17/2011	79466	STANDARD ELECTRONICS	504				382.50
101-1910-419.20-23	10/10/2011	09/26 & 09/30 LABOR	16033	120080	04/2012		382.50
11/17/2011	79467	SUNSCREEN PRINTING	2311				1,736.03
101-1920-419.30-02	11/01/2011	CITY OF IB TEE SHIRTS	10104	120477	05/2012		1,736.03
11/17/2011	79468	TERRA BELLA NURSERY, INC.	1946				150.76
101-5010-431.30-02	11/01/2011	CITY PARKWAYS TREES	62530	120043	05/2012		150.76

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
11/17/2011	79469	WHITE CAP CONSTRUCTION SUPPLY	1434			65.69	
	101-6020-452.30-02	10/20/2011 EPOXY	15057833	120027	04/2012	65.69	
11/23/2011	79470	AFLAC	120			1,069.56	
	101-0000-209.01-13	11/10/2011 PR AP PPE 11/03/2011	201111110		05/2012	534.78	
	101-0000-209.01-13	11/23/2011 PR AP PPE 11/17/2011	201111123		05/2012	534.78	
11/23/2011	79471	AGRICULTURAL PEST CONTROL	123			95.00	
	101-6020-452.21-04	10/25/2011 OCT 2011	258100	120242	04/2012	95.00	
11/23/2011	79473	ALLIANT INSURANCE SERVICES	1193			2,970.87	
	101-0000-209.01-13	10/27/2011 PPE 10/20/2011	20111027		04/2012	474.40	
	101-0000-209.01-14	10/27/2011 PPE 10/20/2011	20111027		04/2012	501.57	
	101-0000-209.01-13	11/10/2011 PR AP PPE 11/03/2011	201111110		05/2012	498.40	
	101-0000-209.01-14	11/10/2011 PR AP PPE 11/03/2011	201111110		05/2012	501.57	
	101-1010-411.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	27.14	
	101-1020-411.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	29.43	
	101-1110-412.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	113.27	
	101-1130-412.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	46.65	
	101-1210-413.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	63.22	
	101-1230-413.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	24.63	
	101-3070-427.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	3.49	
	101-3080-428.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	.87	
	101-1910-419.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	8.72	
	101-3010-421.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	9.11	
	101-3020-422.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	59.16	
	101-3030-423.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	54.80	
	101-3040-424.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	30.52	
	101-3050-425.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	3.88	
	101-3060-426.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	7.76	
	101-5020-432.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	82.84	
	101-5010-431.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	21.80	
	101-5040-434.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	5.67	
	101-6020-452.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	8.72	
	101-6010-451.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	4.36	
	101-6040-454.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	17.44	
	245-1240-413.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	14.39	
	402-5000-432.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	8.72	
	405-1260-413.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	191.86	
	405-5030-433.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	8.72	
	601-5060-436.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	21.80	
	601-5050-436.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	24.85	
	501-1921-419.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	8.72	
	502-1922-419.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	10.42	
	503-1923-419.11-04	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	28.35	
	101-0000-209.01-13	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	24.00	
	101-0000-209.01-14	11/01/2011 NOV 11, DISABILITY/LIFE/	11-01-2011		05/2012	29.62	
11/23/2011	79474	ALPHA FORMA, LLC	2375			3,878.40	
	101-5050-535.20-06	09/20/2011 07/01-09/20/2011 SERVICES	IB002	120301	03/2012	3,878.40	

VOID CHECK # 79472

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
11/23/2011 101-1910-419.21-04	79475 08/25/2011	SOUTHCOAST HEATING & A/C	1554				85.00
		08/17/11 LABOR	280148	120082	02/2012		85.00
11/23/2011 101-5000-532.20-06	79476 11/11/2011	CHICAGO TITLE INSUR CO	779				500.00
		PALM AVE-PRE TITLE RPT	737110733 P14	120486	05/2012		500.00
11/23/2011 601-5060-436.21-04	79477 10/19/2011	CITY OF SAN DIEGO	896				596,736.00
		FY 2012 2ND QTR METRO	1000039527		05/2012		596,736.00
11/23/2011 101-0000-209.01-13	79478 11/10/2011	COLONIAL LIFE & ACCIDENT	941				266.88
		PR AP PPE 11/03/2011	20111110		05/2012		133.44
		11/23/2011	20111123		05/2012		133.44
11/23/2011 101-3010-421.21-25	79479 11/01/2011	COUNTY OF SAN DIEGO RCS	1065				3,463.27
		OCT 2011	12CTFIBN04	120368	05/2012		2,325.50
		101-3020-422.21-25	11/01/2011	120368	05/2012		53.00
		101-3030-423.20-06	11/01/2011	120368	05/2012		1,084.77
11/23/2011 601-5050-436.21-04	79480 11/05/2011	COX COMMUNICATIONS	1073				179.00
		11/04-12/03 3110091187001	11-24-2011	120188	05/2012		179.00
11/23/2011 101-1130-412.20-06	79481 11/14/2011	CYNTHIA TITGEN	2340				520.00
		11/01/11-11/12/11	11-14-2011	120101	05/2012		520.00
11/23/2011 101-1210-413.21-04	79482 11/01/2011	DATAQUICK	1134				130.00
		OCTOBER 2011	B1-1981573	120189	05/2012		9.00
		101-3020-422.21-04	11/01/2011	120189	05/2012		37.50
		101-3070-427.21-04	11/01/2011	120189	05/2012		83.50
11/23/2011 101-1130-412.21-04	79483 11/03/2011	DEPARTMENT OF JUSTICE	1155				32.00
		OCT 2011	877620	120112	05/2012		32.00
11/23/2011 101-1110-412.20-06	79484 11/16/2011	DKC ASSOCIATES, INC.	2187				3,200.00
		11/03/11-11/16/11	236	120117	05/2012		1,088.00
		405-1260-413.20-06	11/16/2011	120117	05/2012		1,056.00
		502-1922-419.20-06	11/16/2011	120117	05/2012		1,056.00
11/23/2011 248-1920-519.20-06	79485 11/08/2011	DON MOORE CONSTRUCTION	2402				1,000.00
		C&G-850 EMORY ST	1297	120484	05/2012		1,000.00
11/23/2011 402-5000-532.20-06	79486 10/05/2011	EAGLE NEWSPAPER	1204				610.00
		CIP STREETS	67496	120031	04/2012		100.00
		402-5000-532.20-06	10/12/2011	120031	04/2012		100.00
		402-5000-532.20-06	10/19/2011	120031	04/2012		100.00
		402-5000-532.20-06	10/19/2011	120031	04/2012		105.00
		402-5000-532.20-06	10/26/2011	120031	04/2012		100.00
		402-5000-532.20-06	10/26/2011	120031	04/2012		105.00
11/23/2011 101-6040-454.30-02	79487 10/27/2011	FASTENAL	909				106.61
		CONDITIONING PADS & HOLDE	CACHU25955	120019	04/2012		106.61

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
11/23/2011	79488	GOMEZ CRANE SERVICE	1039			350.00	
101-5010-431.21-04	11/10/2011	CRANE SERVICE	11-10-2011	120478	05/2012	350.00	
11/23/2011	79489	GRAINGER	1051			431.43	
101-6040-454.30-22	10/26/2011	TOOL BOX	9670576389	120020	04/2012	125.36	
601-5060-436.30-02	11/01/2011	BARRICADE LIGHTS	9675622014	120020	05/2012	193.50	
101-6040-454.30-02	11/04/2011	MIDGET FUSES	9678562316	120020	05/2012	112.57	
11/23/2011	79490	HARLAN CONSTRUCTION	2074			15,630.00	
248-1920-519.20-06	11/07/2011	C&G-965 HOLLY AVE	11-07-2011	120197	05/2012	13,440.00	
248-1920-519.20-06	11/07/2011	C&G-965 HOLLY AVE	11-07-2011	120485	05/2012	2,190.00	
11/23/2011	79491	HCFA	2147			16,697.89	
101-3020-422.21-04	10/26/2011	HCFA MEMBERSHIP BUYOUT	8933		04/2012	16,697.89	
11/23/2011	79492	I B FIREFIGHTERS ASSOCIATION	214			216.50	
101-0000-209.01-08	11/23/2011	FR AP PPE 11/17/2011	20111123		05/2012	216.50	
11/23/2011	79493	ICMA RETIREMENT TRUST 457	242			5,489.60	
101-0000-209.01-10	11/23/2011	FR AP PPE 11/17/2011	20111123		05/2012	5,489.60	
11/23/2011	79494	J. SIMMS AGENCY	1883			1,250.00	
101-1920-419.20-06	11/01/2011	NOVEMBER 2011	3084	120096	05/2012	1,250.00	
11/23/2011	79495	KANE, BALLMER & BERKMAN	1828			22,485.84	
101-1920-419.20-06	11/04/2011	OCT 2011 PALM AVE RDA PLN	17424	111163	05/2012	2,530.00	
101-5000-532.20-06	11/07/2011	OCT 2011 9TH/PALM-DDA	17422	111163	05/2012	7,205.00	
245-1240-513.20-06	11/07/2011	OCT 2011 AMERICAN LEGION	17423	111163	05/2012	12,544.17	
101-1920-419.20-06	11/07/2011	OCT 11 RDA ISSUES - CITY'	17378	F12032	05/2012	206.67	
11/23/2011	79496	KEYSER MARSTON ASSOC INC	620			5,325.53	
101-5000-532.20-06	11/03/2011	OCT 2011	0024483	111162	05/2012	2,401.25	
245-1240-513.20-06	11/03/2011	OCT 2011	0024483	111162	05/2012	2,924.28	
11/23/2011	79497	LIEBERT, CASSIDY, WHITMORE	780			55.00	
101-1130-412.28-04	11/14/2011	AB646 TRAINING	11-14-2011	F12034	05/2012	55.00	
11/23/2011	79498	LLOYD PEST CONTROL	814			300.00	
101-1910-419.21-04	10/13/2011	OCT 2011 CITY HALL	3190282	120083	04/2012	33.00	
101-1910-419.21-04	10/13/2011	OCT 2011 FIRE DEPT	3190283	120083	04/2012	33.00	
101-1910-419.21-04	10/13/2011	OCT 2011 SHERIFF DEPT	3190480	120083	04/2012	33.00	
101-1910-419.21-04	10/14/2011	OCT 2011 PUBLIC WORKS	3177511	120083	04/2012	49.00	
101-1910-419.21-04	10/14/2011	OCT 2011 MARINA VISTA CTR	3190568	120083	04/2012	49.00	
101-1910-419.21-04	10/17/2011	OCT 2011 SPORTS PARK	3175509	120083	04/2012	47.00	
101-1910-419.21-04	10/17/2011	OCT 2011 DEMPSEY CENTER	3177827	120083	04/2012	56.00	
11/23/2011	79499	MCDUGAL LOVE ECKIS &	962			26,336.75	
405-1260-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	5,671.71	
101-1220-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	1,127.11	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-5000-532.20-06	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	2,542.28
101-1220-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	5,477.71
502-1922-419.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	115.60
101-1220-413.21-04	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	57.80
101-1220-413.21-04	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	1,351.11
101-1220-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	455.18
101-1220-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	24.40
101-1220-413.20-01	10/31/2011	OCTOBER 2011	10-31-2011		04/2012	1,286.85
101-1220-413.20-02	10/31/2011	OCT 2011 RETAINER	10-31-2011	120240	04/2012	8,227.00
11/23/2011	79500	OFFICE DEPOT, INC	1262			623.97
101-1210-413.30-01	10/26/2011	TONER	584320656001	120001	04/2012	101.16
101-5020-432.30-01	10/25/2011	BINDER CLIPS/KLEENEX	584176780001	120001	04/2012	16.17
101-3020-422.30-01	10/26/2011	OFFICE PENS	584372225001	120001	04/2012	88.19
101-5020-432.30-01	10/27/2011	PLANNERS/CALENDARS	584521859001	120001	04/2012	132.19
101-1230-413.30-01	11/02/2011	CLIPS/PENS/ENVELOPES	585111624001	120001	05/2012	75.37
101-1230-413.28-11	11/03/2011	BARCLAY,T-BUSINESS CARDS	584662826001	120001	05/2012	36.82
503-1923-419.30-22	11/02/2011	DVD ROM DRIVE	584985682001	120001	05/2012	58.13
101-3070-427.28-11	11/04/2011	CODE ENF FORMS	58515962001	120001	05/2012	115.94
11/23/2011	79501	PADRE JANITORIAL SUPPLIES	1430			238.09
101-6040-454.30-02	10/31/2011	JANITORIAL SUPPLIES	321735	120034	04/2012	106.98
101-6040-454.30-02	11/07/2011	JANITORIAL SUPPLIES	322075	120034	05/2012	131.11
11/23/2011	79502	PMI	23			261.44
101-6040-454.30-02	11/02/2011	PROTECTIVE GLOVES	0323755	120024	05/2012	261.44
11/23/2011	79503	QUALA-TEL ENTERPRISES	2207			474.32
101-3020-422.30-02	09/27/2011	HEADSET REPAIR	29954	120480	03/2012	474.32
11/23/2011	79504	SAFTEY KLEEN SYSTEMS	246			260.65
501-1921-419.29-04	10/27/2011	5G BRAKE CLEANER	55305232	120056	04/2012	260.65
11/23/2011	79505	SALLY HAWKINS	2			25.00
101-0000-321.72-10	11/16/2011	OL REFUNDS	0010169		05/2012	25.00
11/23/2011	79506	SAN DIEGO COUNTY TREASURER TAX	2058			20.58
405-1260-413.29-04	11/08/2011	625 262 0200 2011-2012 TA	2011-2012	F12035	05/2012	20.58
11/23/2011	79507	SEIU LOCAL 221	1821			1,303.57
101-0000-209.01-08	11/23/2011	FR AP PPE 11/17/2011	20111123		05/2012	1,303.57
11/23/2011	79508	SHIFT CALENDARS, INC.	394			149.18
101-3020-422.30-02	11/03/2011	SHIFT CALENDARS	17343	F12031	05/2012	149.18
11/23/2011	79509	SKS INC.	412			3,201.41
501-1921-419.28-15	11/10/2011	888 GAL REG FUEL	1244145-IN	120058	05/2012	3,201.41
11/23/2011	79510	TRANSWORLD SYSTEMS INC.	2160			1,037.38
101-0000-321.72-10	10/31/2011	OCT 2011 COLLECTIONS	409736		04/2012	53.00-

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-0000-344.76-03	10/31/2011	OCT 2011 COLLECTIONS	409736		04/2012	13.25
101-1920-419.21-04	10/31/2011	OCT 2011 COLLECTIONS	409736		04/2012	1,153.63
11/23/2011	79511	UNION BANK PARS-#6746022400	2400			1,672.65
101-0000-209.01-20	11/23/2011	PR AP PPE 11/17/2011	20111123		05/2012	1,672.65
11/23/2011	79512	URBAN SYSTEMS ASSOCIATES, INC.	2403			16,066.90
402-5000-532.20-06	08/12/2011	JUN/JUL 2011-9TH/PALM	1352-B	120481	02/2012	10,379.55
402-5000-532.20-06	04/27/2011	MAR 2011-9TH/PALM	1270-B	120481	01/2012	400.95
402-5000-532.20-06	06/28/2011	APR 2011-9TH/PALM	1321-B	120481	01/2012	1,708.75
402-5000-532.20-06	07/13/2011	MAY 2011-9TH/PALM	1326-B	120481	01/2012	3,577.65
11/23/2011	79513	VERONICA TAM AND ASSOCIATES LL	2398			2,816.00
245-1240-513.20-06	11/01/2011	IMPERIAL BEACH HE-200.00	1267	120466	05/2012	2,816.00
11/23/2011	79514	WAXIE SANITARY SUPPLY	802			897.09
101-6040-454.30-02	11/03/2011	JANITORIAL SUPPLIES	72950469	120025	05/2012	777.60
601-5060-436.30-02	11/07/2011	SQUEEGEES/HANDLES	72953655	120025	05/2012	119.49
11/23/2011	79515	WEST GROUP CTR	826			124.44
101-1020-411.28-14	11/01/2011	OCT 2011	823785776	120204	05/2012	124.44
11/23/2011	79516	WEST SUGA	1455			75.00
101-1210-413.28-04	11/17/2011	WIESMANN,K-WEST SUGA	11-17-2011		05/2012	75.00
DATE RANGE TOTAL *						1,420,516.88 *



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT.: GARY BROWN, CITY MANAGER

SUBJECT: APPROVE THE ADDITION OF A SEVENTH COPY MACHINE AT THE SPORTS PARK RECREATION CENTER ON THE CURRENT FIVE-YEAR LEASE AGREEMENT WITH IKON/RICOH OFFICE SOLUTIONS, INC.

BACKGROUND:

On September 7, 2011, City Council approved Resolution No. 2011-7084 to replace five (5) Konica Minolta copy machines and two (2) Xerox copy machines with six (6) new Ricoh copy machines over a five-year lease agreement. By replacing the machines, The City of Imperial Beach is now saving \$328.00 monthly, \$3,936.00 annually, and \$19,680.00 over the term of the lease.

City staff has also been able to increase the overall savings by removing and/or replacing the stand-alone HP ink and laser-jet printers.

- The City Manager/Personnel/City Clerk departments have removed four (4) stand-alone printers with a savings on toner of \$412.09 annually.
- The Public Safety department has replaced one of their printers with a printer that was removed from the City Manager's department. The savings on toner will be \$113.95 annually.
- The Public Works Department has removed four (4) stand-alone printers with a savings on toner of \$1,096.20 annually.
- The Community Development Department removed one (1) stand-alone printer with a savings on toner of \$362.17 annually.

Current total savings on toner from the removal of stand-alone printers: **\$1,984.41 annually**

DISCUSSION:

Staff recommends further increasing our annual savings by replacing two (2) existing HP stand-alone printers and one (1) fax machine with one (1) multi-function Ricoh machine at the Sports Park Recreation Center, which will print/copy/scan in color and serve as a fax machine.

By removing the existing HP stand-alone printers and fax machine at the Sports Park Recreation Center, the city will save an additional \$328.92 annually on toner costs.

Since staff recommends the removal of multiple machines and replacing them with one (1) machine, the equipment will need to be connected to a router in order for multiple computers to connect to it. So that we do not impact the current wireless signal, it is the IT Manager's recommendation to wire the printer directly to the router. This will improve printing speeds and will not impact the current Wireless Access Points.

For this to be completed, a new CAT 6 cable must be installed at the Sports Park location. A one-time fee of \$280 will be charged for this cable installation. Staff has received a cabling proposal from the city's current Information Solutions Company, GST Technology Division.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Previous Monthly Payment for Xerox and Konica Machines:	\$2,036.00
Current Monthly Payment for six Ikon Machines:	\$1,708.00
Monthly payment for additional seventh machine:	\$ 84.00
New Total Monthly Payment:	\$1,792.00
New Annual Savings from all seven Ikon Machines:	\$2,928.00
<u>Annual Savings from removal of HP printers:</u>	<u>\$2,313.33</u>
Total Annual Savings:	\$5,241.33

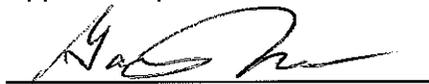
One-time cost of \$280.00 will be required for the cabling installation.

DEPARTMENT RECOMMENDATION:

Adopt Resolution 2011-7121 to approve the addition of a seventh machine on the five-year lease agreement with IKON/Ricoh Office Solutions, Inc., and direct the City Manager or designee to execute said lease agreement documents for and on behalf of the City of Imperial Beach.

CITY MANAGER'S RECOMMENDATION:

Approve department recommendation.



Gary R. Brown, City Manager

Attachments:

1. Resolution No. 2011-7121
2. IKON/Ricoh Office Solutions, Inc. Proposal
3. GST Cabling Proposal

RESOLUTION NO. 2011-7121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE ADDITION OF A SEVENTH COPY MACHINE AT THE SPORTS PARK RECREATION CENTER ON THE CURRENT FIVE-YEAR LEASE AGREEMENT WITH IKON/RICOH OFFICE SOLUTIONS, INC.

WHEREAS, on September 7, 2011, City Council approved Resolution No. 2011-7084 to replace five (5) Konica Minolta copy machines and two (2) Xerox copy machines with six (6) new Ricoh copy machines over a five-year lease agreement; and

WHEREAS, by replacing the machines, The City of Imperial Beach is now saving \$328.00 monthly, \$3,936.00 annually, and \$19,680.00 over the term of the lease; and

WHEREAS, staff recommends further increasing our annual savings by replacing two (2) existing HP stand-alone printers and one (1) fax machine with one (1) multi-function Ricoh machine at the Sports Park Recreation Center, which will print/copy/scan in color and serve as a fax machine.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Imperial Beach approves Resolution No. 2011-7121 authorizing the City to add a seventh machine at the Sports Park Recreation Center on the current five-year lease agreement with IKON/Ricoh Office Solutions, Inc. and directs the City Manager or designee to execute said lease agreement for and on behalf of the City of Imperial Beach.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

IKON Proposed Solution

Proposal for Color and Black/White Document Solutions



PREPARED BY:
IKON / RICOH —
Enrique Rosetti
Joanne Handley

PREPARED FOR:
City of Imperial Beach

Proposal November 22, 2011

New Equipment Configuration

Ricoh MPC3001 Basic

Location: Sports Park

The Ricoh MPC2051 Basic Color configured as follows:

- 20 color & B/W prints per minute
- Copy, Print, Scan & Fax
- 2- Paper Bank: 250 each Sheets
 - Paper weights – 14 – 42 lb Paper
 - Resolution – 600 x 600 dpi
 - Paper Sizes – 5 1/2" x 8 1/2" - 11" x 17"
- Internal Finisher
- ESP Power Filter
- @ Remote Technology
- Data Over Write Security (D.O.S.S.)
- Hard Drive Encryption



IKON Proposed Solution

Ricoh Contract Pricing

Includes:

**Delivery, Installation, Networking & Unlimited Trainings. Maintenance includes all parts, supplies, consumables, labor, preventive maintenance kits.
- Everything is included except staples & paper.**

The MPC2051 will be added to current contract

An additional 1,000 b/w images will also be added to the total volume

Included:

**•B/W - Pooled Volume of 41,000 Copies Per Month (123,000 per quarter)
Additional images over 40,000 @ \$.0075 per copy**

**•Color - Pooled Volume of 4,000 Copies Per Month (12,000 per quarter)
Additional images over 4,000 @ \$.065 per copy**

•Excess images will be billed quarterly

<i>MPC2051 & additional volume</i>	\$ 84.00
<i>Current Monthly Payment:</i>	\$1,708.00
<i>New Monthly Payment</i>	\$1,792.00

Reference Contract # 58795 US Communities Agreement

Pricing plus applicable taxes.



Quote

2280 Micro Place - Escondido, CA 92029

Phone:760-745-2010 - Fax: 760-741-1363

Date: 8/03/2010

Page: 1 of 1

Customer: City of Imperial Beach

Sold To:	Ship To:
----------	----------

City of Imperial Beach
825 Imperial Beach Blvd
Imperial Beach CA 91932

City of Imperial Beach
825 Imperial Beach Blvd
Imperial Beach CA 91932

Quote Type	Contact:
------------	----------

Cable T&M

Hector (619) 575-4565

Quote Description	Amount
-------------------	--------

Labor & Material for (1) Cat6 cable run

2Hr Estimate Labor	\$140
Materials	\$75
Trip Charge	\$65
Quote Total	\$280

Customer Signature _____ Date _____



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT: CITY MANAGER

**SUBJECT: AUTHORIZATION FOR CITY MANAGER TO RESOLVE
SEWER BILLING ISSUES RELATED TO AUGUST 2011
BILLING CYCLE**

BACKGROUND:

In August 2011, the City's water and sewer customers were billed for sewer service through the County of San Diego's tax rolls. The City subsequently learned that the amounts of the bills in this August 2011 billing cycle had been miscalculated. Some of the customers were overcharged, however, the County has already modified those bills to correct the overcharges. Other customers were undercharged, and decisions must now be made regarding how the undercharging for sewer service will be addressed. Many of the billing errors involve small amounts, including 122 customers who were undercharged in an amount of \$10.00 or less, and 197 customers who were undercharged in an amount of less than \$50.00.

DISCUSSION:

In order for the City Manager to have the authority to resolve these billing issues, that authority must be delegated to the City Manager by the City Council as authorized by IBMC section 2.04.060, which allows the City Manager to perform any duties and exercise any powers as may be delegated to him by ordinance, resolution, or other action of the City Council.

It is recommended that the City Council approve the attached Resolution, authorizing the City Manager to resolve the August 2011 sewer undercharging issues, which the City Manager waiving collection from those customers who were undercharged in amounts of \$49.99 or less on their August 2011 sewer bills. Staff has estimated that the staff time and costs associated with attempting to collect these small amounts from the 319 customers in this "less than \$50.00" category would probably equal or exceed the revenue that would be collected from those efforts. Therefore, any incidental benefit to the customers who were undercharged from foregoing collection would be offset or exceeded by the public benefit that will result from the associated savings in costs and staff time.

FISCAL IMPACT:

The fiscal impact of waiving collection of the sewer bill undercharges from those customers who owe \$49.99 or less is a loss in revenue to the City's sewer fund of approximately \$6,500.00. However, the staff time and cost savings associated with foregoing collection from these customers is anticipated to offset that lost revenue.

Collection of the sewer bill undercharges from those customers who owe amounts of \$50.00 or more, if successful, could potentially result in recovery of approximately \$194,000.00 in revenue to the City's sewer fund.

CITY MANAGER'S RECOMMENDATION:

Approve Resolution and authorize the City Manager to resolve the August 2011 sewer billing issues related to customers who were undercharged in amounts of \$49.99 or less.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7130

RESOLUTION NO. 2011-7130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO RESOLVE SEWER BILLING ISSUES RELATED TO AUGUST 2011 BILLING CYCLE

WHEREAS, in August 2011, the City's water and sewer customers were billed for sewer service through the County of San Diego's tax rolls; and

WHEREAS, the August 2011 sewer bill amounts were miscalculated, resulting in some customers being overcharged, and others being undercharged; and

WHEREAS, the County of San Diego has already modified the bills for the customers who were overcharged for sewer service; and

WHEREAS, the City must now determine how to address the issue of the customers who were undercharged; including whether to bill customers who were undercharged in an amount of \$49.99 or less, given that the staff time and costs for billing those customers is estimated to exceed the amount of revenue that would be recovered from that effort.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. Authorize the City Manager to resolve the August 2011 sewer billing issues related to customers who were undercharged in amounts of \$49.99 or less by waiving collection of such amounts.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, ASSOCIATE PLANNER *TF*

SUBJECT: CONSENT AGENDA: ACCEPTING AN OFFER OF RIGHT-OF-WAY DEDICATION LOCATED AT 1497 13th STREET (APN 633-223-47-00) IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 992.

PROJECT DESCRIPTION/BACKGROUND:

Resolution 2010-6928 was approved on September 1, 2010, which allowed for the construction of a telecommunication facility at 1497 13th Street (APN 633-223-47-00) in the C-3 (Neighborhood Commercial) Zone. One of the conditions of approval for the project required the dedication of a portion of the property to the public right-of-way to accommodate driveways that would comply with the Americans with Disabilities Act (ADA).



PROJECT EVALUATION/DISCUSSION:

Condition number 25 of Resolution 2010-6928 required that the project reconstruct driveway approaches on 13th Street and Iris Avenue to comply with ADA standards and Regional Standard Drawing G-14A, and required the dedication of approximately five feet of property adjacent to the driveway approaches to the public right-of-way. The applicant's engineer prepared a legal description and plat maps that would dedicate portions of the property to the public right-of-way to accommodate these ADA compliant driveways (one on 13th Street, and one on Iris Avenue), and the City Engineer has determined the maps and legal description would fulfill the condition of approval provided in Resolution 2010-6928. The property owner has signed a grant deed that would dedicate these portions of the property and the acceptance of the dedication must be acted on by the legislative body.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(c) (Existing Facilities – Sidewalks).

FISCAL IMPACT:

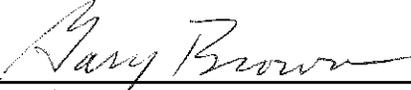
The applicant has deposited \$6,500.00 in Project Account Number 080046 to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

Accept the right-of-way dedication and approve the recordation of the grant deed and street dedication plats and legal description.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown

Attachments:

1. Resolution 2011-7125
2. Dedication Grant Deed and legal description

c: file MF 992

Return to Agenda

RESOLUTION NO. 2011-7125-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING AN OFFER OF RIGHT-OF-WAY DEDICATION LOCATED AT 1497 13th STREET (APN 633-223-47-00) IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 992.

WHEREAS, on December 7, 2011, the City Council of the City of Imperial Beach held a duly advertised public meeting to consider the acceptance of an offer of right-of-way dedication located at 1497 13th Street (APN 633-223-47-00) in the C-3 (Neighborhood Commercial) Zone. MF 992. The project site is legally described as follows:

Lot 12, Book 5 of Sea Breeze Gardens Unit No. 2, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 2117, filed in the office of the County Recorder of San Diego County, July 2, 1928. Excepting therefrom the Easterly 100 Feet thereof; and

WHEREAS, on September 1, 2010, the City Council adopted Resolution No. 2010-6928 approving a project by AT&T Mobility that proposed installing a wireless telecommunications facility at 1497 13th Street; and

WHEREAS, Conditions #6 and #25 of Resolution No. 2010-6928 require that the applicant provide public improvements and right-of-way dedications that comply with the Americans With Disabilities Act; and

WHEREAS, California Government Code Section 27281 requires that deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance; and

WHEREAS, the City Council finds that the right-of-way acceptance is consistent with the General Plan and is in substantial compliance with Policy F-13 of the Facilities Element of the General Plan/Local Coastal Plan, which requires applicants to construct new sidewalks when building permit valuations exceed \$25,000; and

WHEREAS, the City Council has determined this acceptance to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c) Alterations to Existing Sidewalks.

NOW, THEREFORE, BE IT RESOLVED, that the right-of-way dedication by Emmanuel Daniel to the City of Imperial Beach, a governmental agency, as offered in attached Grant Deed and Exhibits A, B, and C, is hereby **accepted** by order of the City Council of the City of Imperial Beach and the grantee consents to the recordation of the grant deed pursuant to California Government Code Section 27281.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 7th day of December, 2011, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

James C. Janney

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

APPROVED AS TO FORM:

Jennifer M. Lyon

JENNIFER M. LYON
CITY ATTORNEY

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2011-7125- A Resolution of the City of Imperial Beach ACCEPTING AN OFFER OF RIGHT-OF-WAY DEDICATION LOCATED AT 1497 13th STREET (APN 633-223-47-00) IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 992.

CITY CLERK

DATE

Deed to City

RECORDING REQUESTED BY:

City of Imperial Beach



WHEN RECORDED, MAIL TO:

CITY OF IMPERIAL BEACH
OFFICE OF THE CITY CLERK
825 IMPERIAL BEACH BOULEVARD
IMPERIAL BEACH, CA 91932

No recordation fee pursuant to Government Code §27383

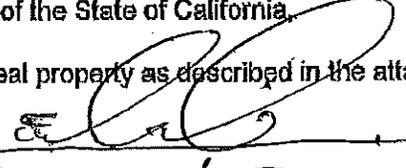
A.P.N. 633-223-47-00

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Emmanuel Daniel, a married man as his sole and separate property

hereby GRANT(S) to the City of Imperial Beach, a municipal corporation organized under the laws of the State of California,

the real property as described in the attached exhibits labeled A, B, and C:

X 
Emmanuel Daniel

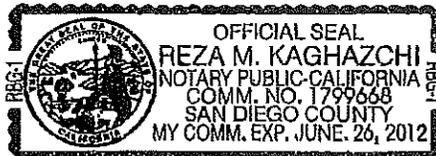
State of California }
County of San Diego }

On 11-22-2011 before me, Reza M. Kaghzachi, Notary Public
a Notary Public, personally appeared Emmanuel Daniel who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Reza M. Kaghzachi
(Seal)



11-292

EXHIBIT "A"

THOSE PORTIONS OF LOT 12, BLOCK 5 OF SEABREEZE GARDENS UNIT NO. 2, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2117, RECORDED JULY 2, 1928, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, AS SHOWN ON SEABREEZE GARDENS CONDOMINIUMS MAP NO. 15003, FILED ON APRIL 21, 2005 AS FILE NO. 2005-0331375 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE TO SAID CORNER BEARS SOUTH 50°00'46" WEST; THENCE NORTHWESTERLY ALONG SAID 300.00 FOOT RADIUS CURVE AND WESTERLY LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 8°29'03", AN ARC DISTANCE OF 44.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, NORTH 04°54'41" WEST, A DISTANCE OF 10.11 FEET; THENCE, NORTH 31°21'24" WEST, A DISTANCE OF 29.00 FEET; THENCE, NORTH 58°02'29" WEST, A DISTANCE OF 3.84 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12, SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 66°26'35" WEST; THENCE SOUTHEASTERLY ALONG SAID 300.00 FOOT RADIUS CURVE AND THE WESTERLY LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 7°56'46", AN ARC DISTANCE OF 41.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 125.74 SQ. FT.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, AS SHOWN ON SEABREEZE GARDENS CONDOMINIUMS MAP NO. 15003, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 12, SOUTH 09°27'34" EAST, A DISTANCE OF 14.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE, NORTH 63°26'06" EAST, A DISTANCE OF 9.13 FEET; THENCE, SOUTH 89°05'48" EAST, A DISTANCE OF 10.85 FEET; THENCE, SOUTH 63°26'06" EAST, A DISTANCE OF 9.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 12; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°27'34" WEST, A DISTANCE OF 36.24 FEET TO THE TRUE POINT OF BEGINNING.

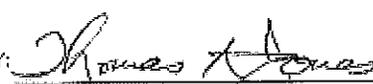
CONTAINING 114.88 SQ. FT.

ALL AS SHOWN IN EXHIBITS "B" AND "C" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT, CONSISTING OF 3 SHEETS, WAS MADE BY ME OR UNDER MY SUPERVISION.

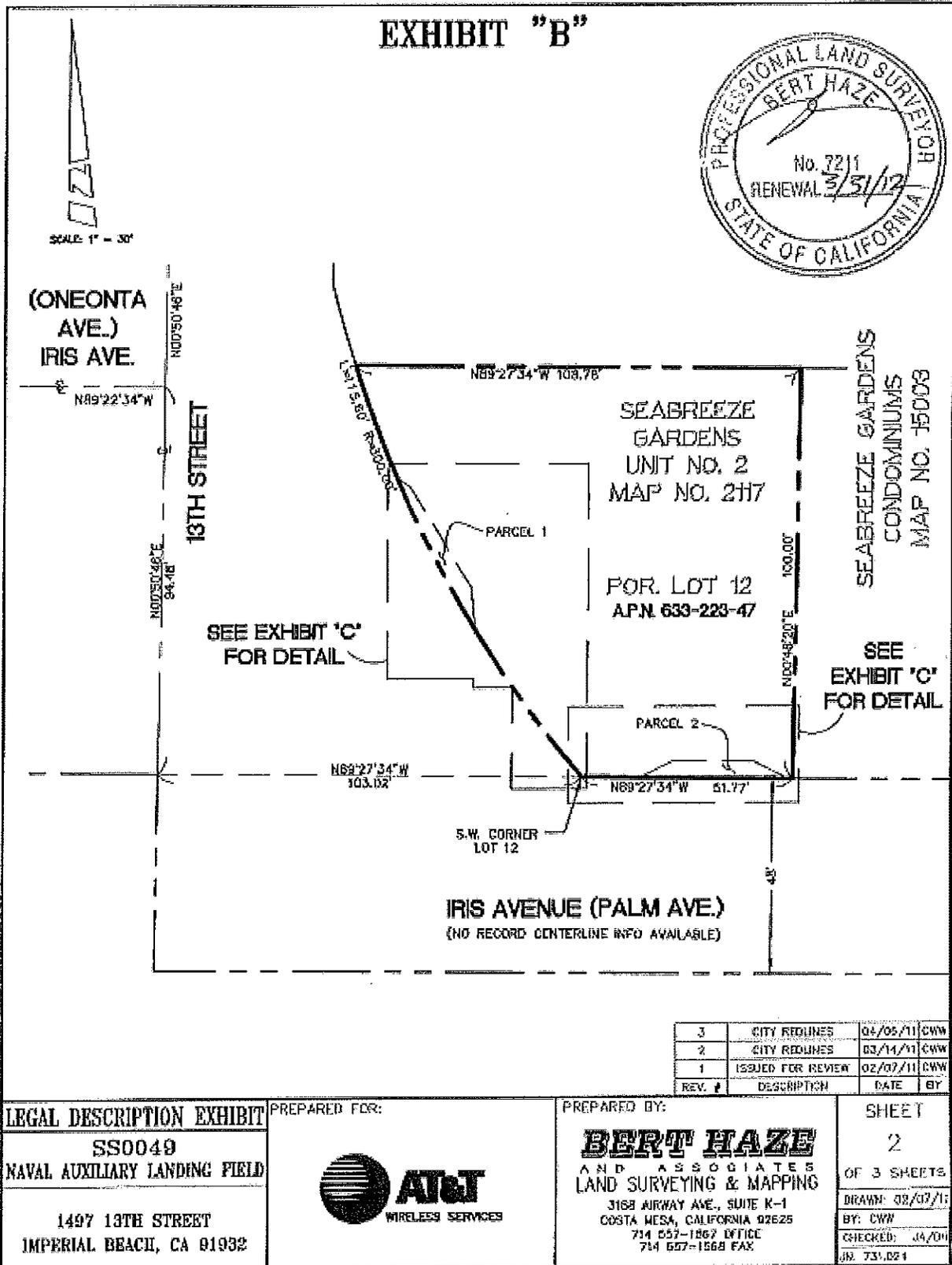

BERT HAZE P.L.S. 7211 6/09/11 DATE



APPROVED BY: 
THOMAS A. JONES P.L.S. 8622 6/13/11 DATE

REV. #	DESCRIPTION	DATE	BY
3	CITY REDLINES	04/06/11	CNN
2	CITY REDLINES	03/14/11	CNN
1	ISSUED FOR REVIEW	02/07/11	CNN

LEGAL DESCRIPTION SS0049 NAVAL AUXILIARY LANDING FIELD 1497 13TH STREET IMPERIAL BEACH, CA 91802	PREPARED FOR: 	PREPARED BY: BERT HAZE AND ASSOCIATES LAND SURVEYING & MAPPING 3188 AIRWAY AVE., SUITE K-1 COSTA MESA, CALIFORNIA 92625 714 557-1567 OFFICE 714 557-1568 FAX	SHEET 1 OF 3 SHEETS
			DRAWN: 02/07/11 BY: CNN CHECKED: JA/BE JR. 731.024





**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: December 7, 2011
ORIGINATING DEPT.: Office of the City Manager

SUBJECT: PUBLIC HEARING ON AMENDING POLICIES AND REGULATIONS GOVERNING USE OF CITY FACILITIES AND ADOPTING AMENDED APPLICATION PROCEDURES, FEES, AND GUIDELINES

BACKGROUND:

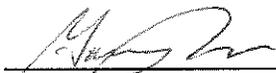
Due to mitigating circumstances, staff recommends the public hearing be continued to the next regular City Council meeting.

DEPARTMENT RECOMMENDATION:

1. Open the public hearing; and
2. Continue the public hearing to the next regular meeting of January 18, 2012 at 6:00 p.m.

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: PUBLIC WORKS *Ch. Hehn
Acting PW Director*
SUBJECT: AMENDMENT NO. 14 TO THE TRANSNET EXTENSION LOCAL STREET AND ROAD PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013

BACKGROUND: On May 19, 2010, City Council adopted Resolution No. 2010-6887 which approved the TransNet Extension Local Street and Road Program of projects for fiscal years 2011 – 2015. In compliance with the TransNet Extension ordinance, no more than 30% of the allocated funds from the TransNet Extension ordinance were applied towards Street Maintenance and Operation (O&M).

Recently the City received notice from the Regional Trails Program (RTP) grant administrator that the City was awarded grant funding for the construction of the Bayshore Bikeway Access Improvement project at an allocation of \$348,482. As a condition of completing the grant award, the City is required to enter this project into the Regional Transportation Improvement Program (RTIP) data base with SANDAG not later than February 15, 2012.

DISCUSSION: To enter projects into the RTIP data base at SANDAG, there must first be a noticed public hearing to provide the public an opportunity to comment on the inclusion or exclusion of a project into the City's RTIP capital improvement program. On November 5, 2011, staff published a public hearing notice in the Imperial Beach Eagle and Times newspaper advertising the public hearing for the December 7, 2011 regular City Council meeting. Approval of this project and authorization to enter this project into the RTIP data base – ProjectTrak - will comply with the requirements of the RTP grant and meet one of the conditions required before receiving the State contract authorizing construction.

At the time of drafting this staff report and resolution staff had not received any protests or comments regarding the inclusion of the Bayshore Bikeway Access Improvement Project into the RTIP data base.

ENVIRONMENTAL DETERMINATION:

Resolution No.2009-6800 approved the Mitigated Negative Declaration (SCH#2009071093) for the expansion of the Public Works Yard at 495 10th Street (Bayshore Bikeway Access Improvement Project). Notice of Determination was filed September 4, 2009.

FISCAL IMPACT:

Grant award of \$348,482,
Required City match \$47,520

Council Approved Cooperative Agreement of \$290,000 which is sufficient to cover the relocation of refuse ramp, matching grant funds and Public Works Administration.

DEPARTMENT RECOMMENDATION:

1. Declare the public hearing open;
2. Receive report and public testimony;
3. Adopt Resolution No. 2011-7128 amending the RTIP project data base ProjectTrak by adding the Bayshore Bikeway Access Improvement Project to the data base; and
4. Authorize the Public Works Director to submit the amendment to SANDAG for entry into the RTIP data base.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7128
2. Draft copy of Amendment # 14 to ProjectTrak

RESOLUTION NO. 2011-7128

**RESOLUTION OF THE CITY OF IMPERIAL BEACH
AMENDING (#14) THE *TRANSNET*
LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS
FOR FISCAL YEARS 2011 THROUGH 2015**

WHEREAS, on November 4 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve a multi-year program of projects submitted by local jurisdictions identifying those transportation project eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Imperial Beach was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2011 through 2015; and

WHEREAS, the City of Imperial Beach has held a noticed public meeting with an agenda item that clearly identified the proposed list of projects prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy 31;

NOW THEREFORE,

BE IT RESOLVED that pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that no more than 30 percent of its annual revenues shall be spent on maintenance-related projects.

BE IT FURTHER RESOLVED that pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Imperial Beach's public hearing process.

BE IT FURTHER RESOLVED that pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

BE IT FURTHER RESOLVED that pursuant to Section 9A of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that it will extract \$2,000 from the private sector for each newly constructed residential housing unit in that jurisdiction to comply with the provisions of the Regional Transportation Congestion Improvement Program (RTCIP).

BE IT FURTHER RESOLVED that pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

BE IT FURTHER RESOLVED that pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

BE IT FURTHER RESOLVED that the City of Imperial Beach does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy 31 have been met.

BE IT FURTHER RESOLVED that the City of Imperial Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to local *TransNet* funded projects.

PASSED AND ADOPTED by the City of Imperial Beach on the ____ day of _____, 2011.

Table 1
2010 Regional Transportation Improvement Program
Amendment No. 14
San Diego Region (in \$000s)

Imperial Beach, City of

MPO ID: IB12		RTIP #:10-14								
Project Title:	Major Street Improvements								TransNet - LSI: CR	
Project Description:	1 Elder Ave. (3rd St. to Seacoast Dr.), 2 Elder Ave. (10th St. to East City Limits), 3 14th St (Grove Ave. to Iris Ave.), 4 Delaware St. (Grove Ave. to I.B. Blvd.), 5 3rd Street (I.B. Blvd. to Elm Ave.), 6 Adelfa Court (Oneonta Ave. to Hemlock Ave.), 7 Hemlock (Adela Court to 10th St.), 8 Palm Ave (Delaware St. to 3rd St.), 9 Grove St. (Connecticut St. to 8th St.), 10 7th Street (Encina Ave. to I.B. Blvd.), 11 Arriba Ave. (9th St. to Cul-de-sac), 12 Daisy Ave. (Corvina St to Seacoast Dr.) , 13 Donax Ave (2nd St. to 3rd St.), 14 Louden Lane (I.B. Blvd. to Grove Ave.), 15 Grove Ave. (Sports Park to Louden Lane), 16 5th St. (I.B. Blvd. to Fern St.), 17 Oneonta Ave. (5th St. to Connecticut St.), 18 Elm Ave. 1100-1200 blk/Florence St. 900 Blk (Storm Drain Installation), 19 Florence St. (Elder Ave. to Elm Ave.) , 20 Calla Ave. (532 Calla Ave. to Rainbow Dr.), 21 9th Steet Calla Ave. to Fern Ave.), 22 Elm Ave. (7th St. to 13th St.)(less 1000 block) , 23 7th St. (Encina Ave. to Palm Ave.), 24 Georgia St. (I.B. Blvd. to Fern St.) , 25 Donax Ave. (13th St. to East City Limits) , 26 Fern St. (Sports Park to East Lane) , 27 East Lane (I.B. Blvd. to Grove Ave.), 28 Evergreen Ave. (3rd St. to 4th St.), 29 Elder Ave. (3rd St. to 4th St.), 30 Bayshore Bikeway Access Project F05-101 - work includes but not limited to overlay, new sidewalks, curbs and gutters, ramps, and storm drain									
Change Reason:	Revise project scope									
Capacity Status:	NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation									
Est Total Cost:	\$3,994									
	TOTAL	PRIOR	10/11	11/12	12/13	13/14	14/15	PE	RW	CON
RTP	\$48				\$48					\$48
TransNet - L (Cash)	\$200	\$200								\$200
TransNet - LSI	\$2,855	\$711	\$388	\$403	\$423	\$449	\$483	\$856		\$1,999
TransNet - LSI Carry Over	\$891			\$891				\$267		\$624
TOTAL	\$3,994	\$911	\$388	\$1,294	\$471	\$449	\$483	\$1,123		\$2,871
PROJECT LAST AMENDED 10-09										
	TOTAL	PRIOR	10/11	11/12	12/13	13/14	14/15	PE	RW	CON
TransNet - L (Cash)	\$200	\$200								\$200
TransNet - LSI	\$2,855	\$711	\$388	\$403	\$423	\$449	\$483	\$856		\$1,999
TransNet - LSI Carry Over	\$891			\$891				\$267		\$624
TOTAL	\$3,946	\$911	\$388	\$1,294	\$423	\$449	\$483	\$1,123		\$2,823

** Pending final SANDAG approval

**2010 Regional Transportation Improvement Program
Amendment No. 14
San Diego Region (in \$000s)**

RTIP Fund Types

<i>Federal Funding</i>	
IM	Interstate Maintenance Discretionary
RTP	Recreational Trails Program
TSM	Transportation Systems Management
<i>Local Funding</i>	
TransNet-L	Prop. A Local Transportation Sales Tax - Local Streets & Roads
TransNet-L (Cash)	TransNet - L funds which agencies have received payment, but have not spent
TransNet-LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
TransNet-LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
TransNet-LSI (Cash)	TransNet - LSI funds which agencies have received payment, but have not spent



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
 FROM: GARY BROWN, CITY MANAGER
 MEETING DATE: DECEMBER 7, 2011
 ORIGINATING DEPT.: PUBLIC WORKS *Ch Hel*
 SUBJECT: RESOLUTION AWARDDING CONTRACT FOR STREET IMPROVEMENTS RDA PHASE 4/5 (CIP S11-105) *Acting PW Director*

BACKGROUND: The Five-Year Capital Improvement Program (CIP) Projects Budget for Fiscal Years 2009-2010 through 2013-2014 included annual Street Improvements RDA phases 4 through 8 at \$1,000,000 per year for each of the five years. The CIP projects budget was approved with Resolution Nr. 2009-6732. Subsequently it was decided to combine the annual street improvement projects into one project at a total project allocation of \$4,000,000. The combined annual streets improvements project was identified as Street Improvements, RDA, Phase 4/5. On November 17, 2010, the Redevelopment Agency approved resolution R-10-235 awarding the Street Improvements RDA Phase 4/5 Project design services to the City Engineer, BDS Engineering, for \$227,600. The project design is complete and the project was advertised for bids in the Imperial Beach Eagle & Times and other sources starting October 20, 2011. Bid opening was scheduled for Thursday, November 17, 2011.

DISCUSSION: The bids were opened and evaluated in an advertised public meeting at 2:00 p.m., Thursday, November 17, 2011. The lowest responsive and qualified bidder for the Street Improvements RDA Phase 4/5 Project (CIP S11-105) was from Southland Paving, Inc. at a bid price of \$3,069,306.37.

The three contractors who submitted proposals are listed below along with their proposal amounts:

- | | |
|--|----------------|
| 1. Southland Paving, Inc. | \$3,069,306.37 |
| 2. SRM Contracting & Paving | \$3,432,916.00 |
| 3. ATP General Engineering Contractors | \$3,488,239.10 |

The Engineer's Estimate was \$3,183,800.

Because of the concern for not going over the budget allocated, staff had the bid advertisement consist of a base bid plus additives. The base bid was the award criteria; that is the lowest responsive and qualified bid would be based on the base bid price, not on subsequent additive bid amounts. Additive bids were to be added to the contract award at the discretion on the City. The additive bid prices from Southland Paving, Inc. were as follows:

- | | | |
|----------------------|--------------|---------------------------------|
| • Additive Bid # 1 | \$161,381.43 | (engineer's est. \$ 153,059.20) |
| • Additive Bid # 2 | \$137,083.05 | (engineer's est. \$ 117,729.70) |
| • Additive Bid # 3 | \$ 72,033.15 | (engineer's est. \$ 59,449.75) |
| • Additive Bid # 4 | \$232,738.00 | (engineer's est. \$ 245,456.25) |
| ○ TOTAL ADDITIVE BID | \$603,235.63 | |

The base bid price is for the reconstruction of the following street sections:

1. Calla Avenue (537 Calla Avenue to Rainbow Drive)

2. Evergreen Avenue (300 Block)
3. Elder Avenue (300 Block)
4. Fern Avenue (Sports Park to East Lane)
5. 7th Street (700 & 800 Blocks)
6. Elm Avenue (700 to 1000 Blocks)
7. 9th Street (Donax Avenue to Fern Avenue)
8. Donax Avenue (13th Street to east City Limits)

- Additive No. 1 - East Lane (Grove Avenue to Imperial Beach Blvd.)
 Additive No. 2 - Georgia Street (Fern Avenue to Imperial Beach Blvd.)
 Additive No. 3 - Florence Avenue (Elder Avenue – Elm Avenue)
 Additive No. 4 - Florence Avenue & Elm Avenue storm drain improvements

Given the base bid from the lowest responsive and responsible bidder, City Council has sufficient funds available to award the bid to include the base bid plus all four (4) additives in their bid submission. See the Fiscal Impact section below.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Budget Allocation:

- | | |
|------------------|--|
| \$4,000,000.00 - | from Council Approved Cooperative Agreement |
| \$ 411,931.47 - | from Prop 1B (resolution no. 2010-6959 placed these funds into the Street Improvements RDA Phase 4/5 budget) |

TOTAL FUNDS AVAILABLE \$4,411,931.47

Projected expenses:

- | | |
|---|----------------|
| Construction Cost – Base Bid - | \$3,069,306.37 |
| Engineering Design Services - | \$ 227,600.00 |
| Additive bids No. 1 thru 4 - | \$ 603,235.63 |
| Construction administration Services | \$ 60,000.00 |
| Project Administration to date - | \$ 17,000.00 |
| Project Administration for construction - | \$ 60,000.00 |

TOTAL PROJECT EXPENSES \$4,037,142.00

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution awarding a contract to the lowest responsive bidder.
3. The bid award include the base bid plus the four (4) additive bids.
4. Authorize the City Manager to approve a purchase order for the amount of the bid price plus the four (4) additive bid prices.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



 Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7126

RESOLUTION NO. 2011-7126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING THE CONTRACT FOR STREET IMPROVEMENTS RDA PHASE 4/5 (CIP S11-105)

WHEREAS, the Five-Year Capital Improvement Program (CIP) Projects Budget for Fiscal Years 2009-2010 through 2013-2014 included annual Street Improvements RDA phases 4 through 8 at \$1,000,000 per year for each of the five years; and

WHEREAS, the CIP projects budget was approved with Resolution No. 2009-6732; and

WHEREAS, subsequently it was decided to combine the annual street improvement projects into one project at a total project allocation of \$4,000,000; and

WHEREAS, the combined annual streets improvements project was identified as Street Improvements, RDA, Phase 4/5.; and

WHEREAS, the project design is complete and the project was advertised for bids in the Imperial Beach Eagle & Times and other sources starting October 20, 2011; and

WHEREAS, the bids were opened and evaluated in an advertised public meeting at 2:00 p.m., Thursday, November 17, 2011; and

WHEREAS, the lowest responsive and qualified bidder for the Street Improvements RDA Phase 4/5 Project (CIP S11-105) was from Southland Paving, Inc. at a bid price of \$3,069,306.37; and

WHEREAS, the Engineer's Estimate was \$3,183,800; and

WHEREAS, because of the concern for not going over the budget allocated, staff had the bid advertisement consist of a base bid plus additives; and

WHEREAS, the base bid was the award criteria; that is the lowest responsive and qualified bid would be based on the base bid price, not on subsequent additive bid amounts; and

WHEREAS, additive bids were to be added to the contract award at the discretion of the City; and

WHEREAS, the additive bid price for the sum of the four (4) additive bids from Southland Paving, Inc. totaled \$603,235.63; and

WHEREAS, City Council has sufficient funds available to award the bid to include the base bid plus all four (4) additives in their bid submission; and

WHEREAS, the total funds available are \$4,411,931.47; and

WHEREAS, the total project expenses are estimated at \$4,037,142.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct

2. The legislative body hereby rejects all proposals for bids except that identified as the lowest responsible and qualified bid. The bid of the lowest responsible and qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. _____
3. The bid award will include the base bid plus the four (4) additive bids.
4. The Contractor shall not commence construction or order equipment until he/she has received a Notice to Proceed.
5. The works of improvement shall be constructed in the manner and form and in compliance with the requirements as set forth in the plans and specifications for the project.
6. The City Manager is authorized to sign a purchase order with the lowest responsible qualified bidder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT.: PUBLIC WORKS *Chai Behn
Acting PW Director*

SUBJECT: AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE ILLICIT DISCHARGE DETECTION AND ELIMINATION COMPONENT IN SECTION 7 OF THE FISCAL YEAR 2010-11 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP)

BACKGROUND: The Jurisdictional Urban Runoff Management Plan (JURMP) lays out the City's policies regarding urban runoff management and is the primary guidance document for use by City employees to meet the requirements of the Municipal Stormwater Permit. The San Diego Regional Water Quality Control Board (RWQCB) requires the City to prepare and submit an annual report that summarizes program activities and accomplishments during the previous fiscal year. The JURMP annual report is due by September 30th each year with the exception of Section 7 on Illicit Discharge Detection and Elimination.

The San Diego RWQCB adopted Addendum No. 2 to the Municipal Stormwater Permit, extending the annual reporting deadline on the JURMP Section 7 Component from September 30th to December 15th. This change was necessary because the Illicit Discharge Detection and Elimination Component involves water quality monitoring during the dry season, defined as May 1st through September 30th, which does not allow for proper time to report and convey information on the dry season as a whole. All the other sections of the FY 2010-11 Annual Report have already been submitted to the San Diego RWQCB.

DISCUSSION: Illicit discharges and connections can be a significant source of pollutants. The Municipal Stormwater Permit requires the City of Imperial Beach to establish an illegal discharge and illicit connection (ID/IC) program to actively seek and eliminate sources of pollutants into the storm drain system. The City's ID/IC program includes dry weather water quality monitoring of the municipal storm drain system, investigation of illicit discharges and connections, and spill response and prevention. This report summarizes program activities during FY 2010-11 for the implementation of the Illicit Discharge Detection and Elimination Component of the Municipal Stormwater Permit. The report is on file with the City Clerk.

ENVIRONMENTAL DETERMINATION:
Not a project as defined by CEQA.

FISCAL IMPACT:

The total program cost from the general fund for the implementation of the JURMP during FY 2010-11 was \$831,000. Program costs for implementation of the Elicit Discharge Detection and Elimination Component for Section 7 was approximately \$52,000.

DEPARTMENT RECOMMENDATION:

1. Receive the Report
2. Direct Annual Report changes as appropriate
3. Adopt Resolution 2011-7124, Section 7 of the JURMP Annual Report including corrections, additions or deletions as directed.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7124
2. JURMP Section 7, Illicit Discharge Detection and Elimination (on file with City Clerk)

RESOLUTION NO. 2011-7124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, FOR AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE ILLICIT DISCHARGE DETECTION AND ELIMINATION COMPONENT IN SECTION 7 OF THE FISCAL YEAR 2010-11 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP)

WHEREAS, the San Diego Regional Water Quality Control Board issued Order R9-2007-0001 establishing the requirement that "Copermittees shall prepare and submit to the SDRWQCB a Jurisdictional Urban Runoff Management Program Annual Report"; and

WHEREAS, the JURMP Annual Report shall contain a comprehensive description of all activities conducted by the Copermittee to meet the requirements of each component of the JURMP; and

WHEREAS, the SDRWQCB issued Order Addendum No. 2 to the Municipal Stormwater Permit, extending the annual reporting deadline on the JURMP Illicit Discharge Detection and Elimination Component in Section 7 from September 30th to December 15th; and

WHEREAS, the City has already submitted to the SDRWQCB all other sections of the FY 2010-11 JURMP Annual Report with the exception of the Illicit Discharge Detection and Elimination Component in Section 7; and

WHEREAS, the City of Imperial Beach has completed Section 7 for the Illicit Discharge Detection and Elimination Component in the JURMP Annual Report for Fiscal Year 2010-11 that meets or exceeds the requirements of the Regional Water Quality Control Board, San Diego Region, Order R9-2007-0001.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach, as follows:

1. The above recitals are true and correct.
2. Authorize approval of the City of Imperial Beach Illicit Discharge Detection and Elimination Component in Section 7 of FY2010-11 JURMP Annual Report on file with City Clerk.
3. Authorize the Public Works Director to sign the City's JURMP Section 7 Annual Report for submittal to the County of San Diego for consolidation with the other Copermittees' Annual Reports and final forwarding to the San Diego Regional Water Quality Control Board.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



2010-2011 JURMP Annual Report

Section 7: Illicit Discharge Detection and Elimination Component

11/21/2011

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Authorized Signatory(s)

Title

Phone No.

Date

Public Works Director

(619) 628-1369

H. A. Levien

Contents

7.0	Illicit Discharge Detection and Elimination Component.....	4
7.1	Introduction.....	4
7.2	Investigation and Response to Illegal Discharges and Illicit Connections	4
7.2.1	ID/IC Investigations and Enforcement.....	4
7.2.2	Assessment of IC/ID Program.....	8
7.3	Sewer Spill Reporting, Response, and Prevention.....	9
7.4	Dry Weather Urban Runoff Monitoring	9
7.4.1	Dry Weather Monitoring Field Screening and Lab Results.....	10
7.4.2	Trash Assessment.....	16
7.5	Follow Up Investigations and Analysis For Dry Weather Monitoring	16
	Outfall E-1B (Grove & 5th Street) – Tijuana River Estuary Watershed.....	16
	Station D2 (Palm and Rainbow) – Otay River (San Diego Bay) Watershed.....	17
	Ammonia Exceedances at Multiple Dry Weather Stations	17
7.6	Effectiveness Assessment.....	17
7.6.1	Level 1 Outcomes- Compliance with Activity-based Permit Requirements	18
7.6.2	Level 2 Outcomes- Changes in Knowledge and Awareness	20
7.6.3	Level 3 Outcomes- Changes in Behavior (BMP Implementation).....	20
7.6.4	Level 4 Outcomes- Load Reductions	20
7.7	Program Review and Modifications	20
	Attachments	22
	Attachment 7-1	23
	Attachment 7-2	26
	Attachment 7-3	38
	Attachment 7-4	54
	Attachment 7-5	69

7.0 Illicit Discharge Detection and Elimination Component

7.1 Introduction

Illicit discharges and connections to the MS4 can be a significant source of pollutants. The Municipal Stormwater Permit (R9-2007-0001) requires the City of Imperial Beach to establish an illegal discharge and illicit connection (ID/IC) program to actively seek and eliminate illicit discharges. Section 9.0 in the JURMP describes the complete illegal discharge detection and elimination program in the City. The primary goal of the ID/IC component is the implementation of a program, which will enable the City to find and eliminate illegal discharges and connections. The City's ID/IC program includes dry weather monitoring of the MS4, investigation of illicit discharges and connections, and spill response and prevention. This section describes implementation of the City's Illicit Discharge Detection and Elimination Program during FY 2010-11. Attachment 7-2 in the provides the City of Imperial Beach Field Screening and Water Sample Collection Standard Operating Procedure and Section 7.6 of this report describes effectiveness assessment measures related to this program component.

7.2 Investigation and Response to Illegal Discharges and Illicit Connections

The City of Imperial Beach Urban Runoff Management and Discharge Control Ordinance (I.B.M.C. 8.30) prohibits discharges and connections to the MS4 with only limited exception. City staff and members of the public are encouraged to report illicit discharges and other urban runoff violations to environmental staff for investigation. A storm water hotline, (619) 424-4095, online reporting, and constant communication with Public Work field staff continue to facilitate this type of reporting.

All urban runoff investigations were pursued until a satisfactory outcome could be attained. Usually, this involved remediation of spilled materials, elimination of illicit connections to the MS4, education of violators, and/or installment of BMPs to prevent future discharges. Unless the illicit discharge is of immediate danger to public health or the environment, violators are typically given the first opportunity to clean up spilled materials. If unable or unwilling to do so, or if a violator cannot be identified, City staff is enlisted to perform the cleanup at the property owner's expense. Attachment 7-4 presents a detailed description of each ID/IC investigation, including remedial steps and enforcement actions if any were taken.

7.2.1 ID/IC Investigations and Enforcement

The City performed 128 urban runoff investigations during FY 2010-11. Staff confirmed the presence of an illicit discharge in 119 instances that resulted in 71 enforcement actions. The City identified no illegal connections to the storm drain system. The following tables and figures summarize the types of violations, enforcement actions, and other informative statistics over the reporting period.

Referral Sources for Urban Runoff Investigations FY 2010-11		
Referral Source	FY 09-10 Qty	FY 10-11 Qty
City Hall	10	4
Code Enforcement	13	9
General Public-Hotline	28	26
General Public-In person	3	4
General Public-Online	1	1
PW-Env	50	38
PW-Field	48	43
Sheriffs*	N/A	2
Grand Total	153	127

Table 7- 1 A summary of referral sources for FY 2010-11. The table represents how ICID's get reported to the Environmental Division. Most ICIDs are identified by Public Works employees in the field. *Sheriff referrals were included with City Hall for previous years.

Violator and Pollutant Types for Urban Runoff Investigations FY 2010-11

Violator Type	Oil & Grease	Auto Fluids	Construction Debris	Dewatering	Multiple	Organic Waste	Paint	Pet Waste	Pool Water	Potable Water / Over Irrigation	Sediment	Sewer Spill	Trash & Debris	Unknown	Wash Water	Grand Total
Construction			6								11				1	18
Fixed Commercial	5		1	1	1	1	5			6	2	7	11		6	46
Mobile	3	2													1	6
Municipal						2				2						4
Residential	1	4	2		1		4	2	2	1	13	2	8	1	3	44
Schools											1					1
Utility										2	3		3			8
Grand Total	9	6	9	1	2	3	9	2	2	8	30	9	22	1	11	127

Table 7- 2 A cross tabulation of pollutant types with violator classification is shown. The table shows most violators are from commercial businesses and residents.

Violator Classification FY 2010-11

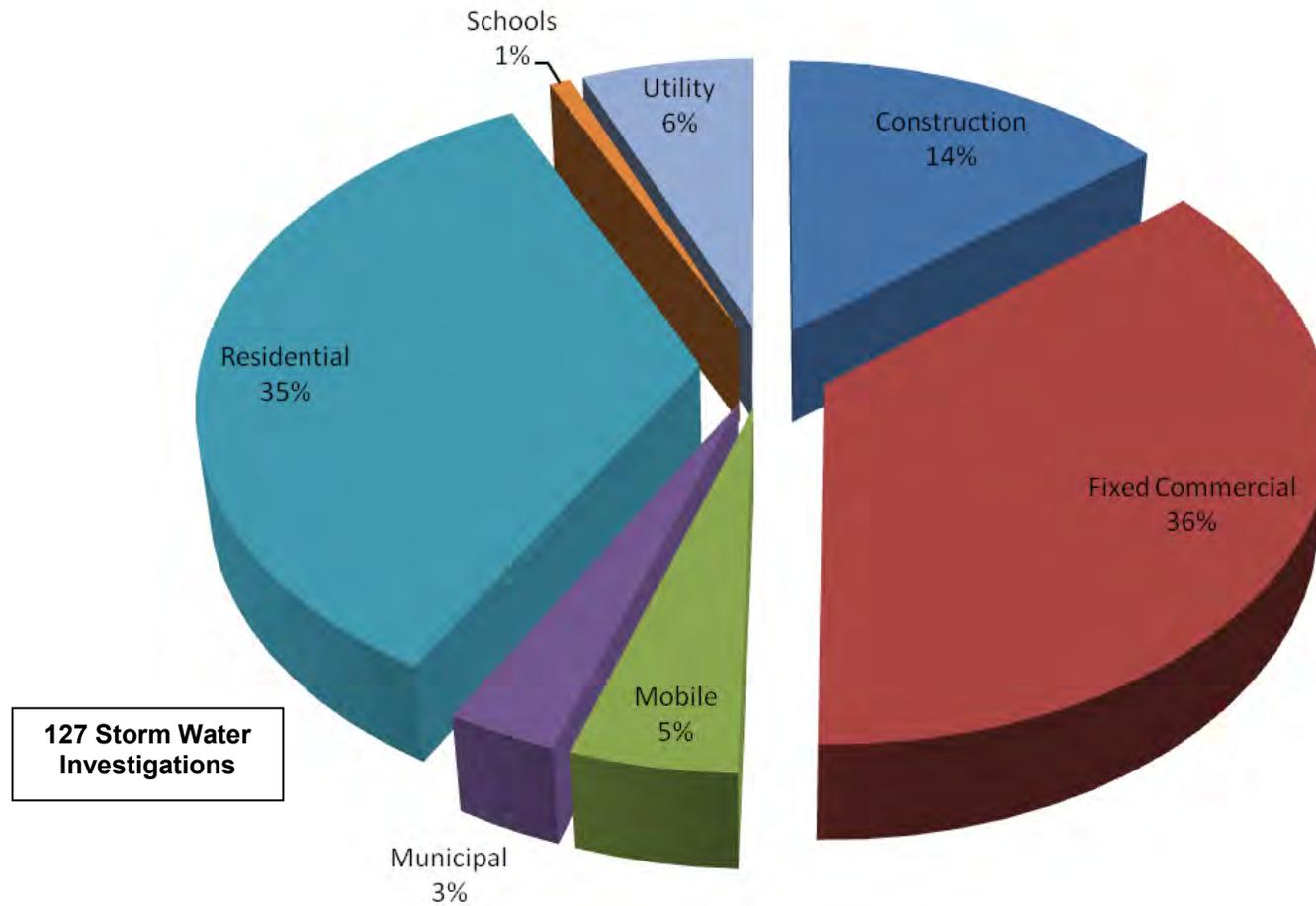


Figure 7-1 The graph above identifies the violator type identified during FY 2010-11. Thirty Five percent of the identified violators were residents. We also had no unknown violations, showing an increase in our abilities to respond to and track violations to their source.

Pollutant Type Distribution by Violator Classification FY 2010-11

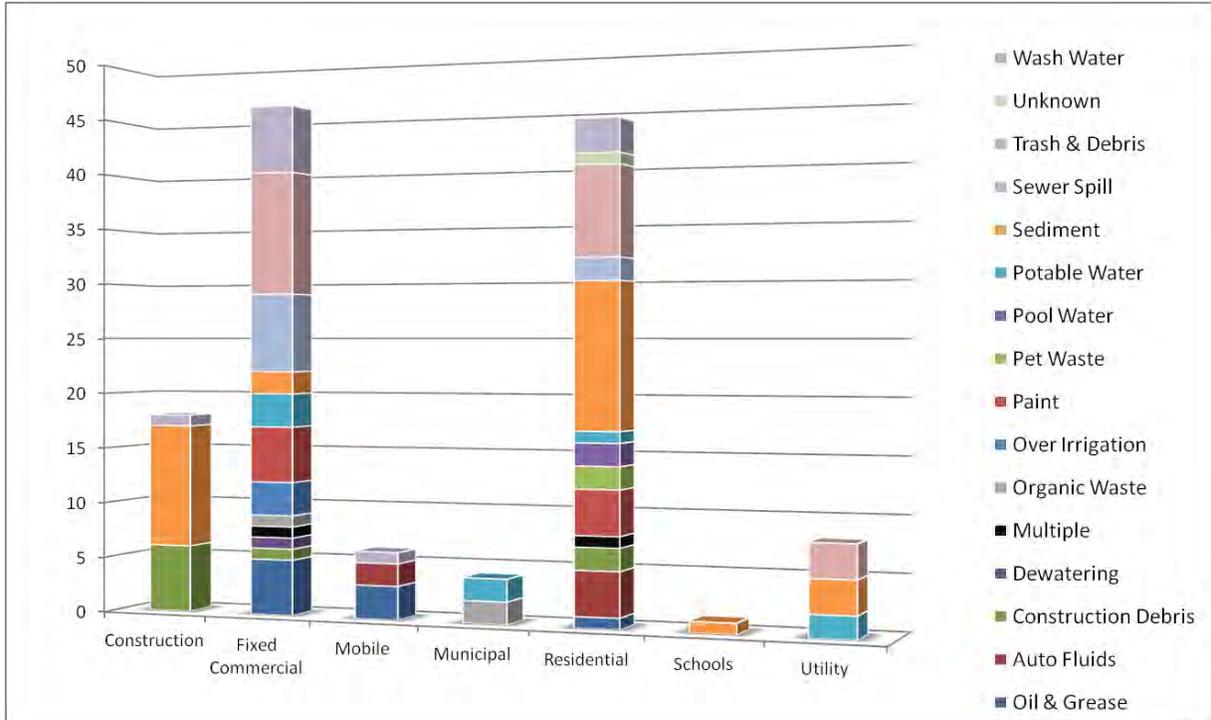


Figure 7- 2 The graph above identifies the distribution of violator types broken down by types of pollutants. The top four common pollutants include potable water, wash water, trash and debris, and sediment. The City also had 11 sewer system overflows from sources that include private laterals, main line spills, and illegal dumping. The number of sewer spills were unusually high this reporting period.

Enforcement Actions Resulting From ID/IC Investigations FY 2010-11

Enforcement Action	Qty
Verbal Warning	102
Informational Letter	5
Notice of Abatement / Violation	54
Fine / Citation	12
Total	173

Table 7- 3 A summary of enforcement actions is shown. Enforcement actions are taken when appropriate to abate pollution or prevent future violations. The City responded to 102 incidents that required enforcement actions out of 127 total incidents. Some incidents required multiple enforcement actions.

7.2.2 Assessment of IC/ID Program

Analysis of data over the last four reporting periods yields few significant changes in the referral source, pollutant type, or watershed location of incidents reported to the Environmental Division as shown in the tables below. The City very rarely comes across violators who intentionally dump into a storm drains or wash materials into the street. Most ICID investigations are preventative in nature such as responding to over irrigation, sediment stock pile BMPs, accumulation of trash and debris on private property, or vehicle maintenance in the street.

Referral Sources For ID/IC Investigations FY 2007-08 Through 2010-11

FISCAL YEAR	Code Enforcement	General Public	Other City Staff and Sheriff	PW-ENV	PW-Field	Total
FY 2007-08	2	31	3	61	41	138
FY 2008-09	6	25	2	48	14	95
FY 2009-10	13	32	10	50	48	153
FY 2010-11	9	31	6	38	43	127
Total	30	118	29	182	146	513

Table 7- 4 Table shows consistent resident involvement in the process as well as a consistent commitment from City staff in all divisions to reducing storm water pollution.

Pollutants Type for ID/IC Investigations FY 2007-08 Through 2010-11

Fiscal Year	Oil & Grease	Auto Fluids	Construction	Green Waste	Multiple	Over Irrigation	Paints	Pet Waste	Pool Water	Potable Water	Sediment	Sewage	Trash & Debris	Unknown	Wash Water	Other or N/A	Total
FY 2007-08	1	22	9	2	4	4	5		3	10	8	5	38	10	14	3	138
FY 2008-09	7	9	9		2	11	5		1	7	11		10	11	9	3	95
FY 2009-10	11	12	11	3	5	7	4	2	2	22	17	11	21	7	18	0	153
FY 2010-11	9	6	9	3	2	3	9	2	2	8	30	9	22	1	11	1	127
Total	28	49	38	8	13	25	23	4	8	47	66	25	91	29	52	7	513

Table 7- 5 This table shows an increase in incidents where sediment is discharged over the last four reporting periods. This is likely due to an increase in our enforcement of sediment BMPs and an increase in construction. Because of increased enforcement, we expect to see less sediment discharges during the next reporting period.

Watershed Location for ID/IC Investigations FY 2007-08 through 2010-11

Fiscal Year	Otay River	Tijuana River	Not Documented	Total
FY 2007-08	74	62	2	138
FY 2008-09	59	35	1	95
FY 2009-10	73	80		153
FY 2010-11	66	61		127
Total	272	238	3	513

Table 7- 6 Table shows the watershed affected by illegal discharges and connections. Over time, no trends can be seen indicating one watershed is more impacted than others.

7.3 Sewer Spill Reporting, Response, and Prevention

The City endeavors to clean 100% of the municipal sewer lines each year. More troublesome sewer lines around commercial areas may be cleaned more frequently if needed. The City responded to 8 sewage incidents during FY 2010-11 that included 2 SSO occurring on the City main line and 6 SSO occurring from private laterals. In total, approximately 1321 gallons were spilled and 1111 gallons successfully recovered or did not drain into a surface water body. Attachment 7-1 presents further details on each sewage spill and Attachment 7-4 presents the City’s response for each ICID incident.

7.4 Dry Weather Urban Runoff Monitoring

Dry weather urban runoff monitoring is one of several tools utilized by the City to identify ID/ICs to its MS4. Each year between May 1 and September 30 – the dry weather season – City staff collects samples from storm drain outfalls, manholes, catch basins, and other areas where urban runoff is commonly found. Where water volume is sufficient for collection, samples are analyzed in the field for several water quality parameters. This is referred to as “field screening”. A sub-set of collected samples is also sent to a certified laboratory for additional analysis. Whenever field screening or lab analysis results exceed the dry weather monitoring Action Levels a timely follow up investigation is undertaken to identify and eliminate the pollutant source. Additionally, a trash assessment is conducted for each sampling location using the San Diego Copermittees Trash Assessment form. The complete overview of the dry weather monitoring program is provided in Attachment 7-3, City of Imperial Beach Dry Weather Monitoring Program 2011 and in Table 7-7 below. Attachment 7-5 presents a map of the dry weather monitoring locations in the City.

Summary of Dry Weather Monitoring Activity	
Activity	Qty
Monitoring Site Locations	11
Field Screening Samples Analyzed	7
Samples Submitted for Lab Analysis	3
Trash Assessments Conducted	12

Table 7-7 Dry weather monitoring was conducted as outlined in the 2011 Dry Weather Monitoring Program in Attachment 7-3. Attachment 7-5 provides a map of the dry weather monitoring site locations. Field screening samples were collected when ever water was present and lab analysis was only conducted when flowing water was present. The preferred procedure is to take samples from outfall locations whenever possible but due to the tidal influence at most outfalls and unpredictable nature of dry weather flows in Imperial Beach, samples were generally taken whenever and where ever water was encountered. Poned water in catch basins was also sampled.

7.4.1 Dry Weather Monitoring Field Screening and Lab Results

Table 7-8 and Table 7-9, present the field screening and laboratory data for 2011. Monitoring was conducted at eleven sample locations with a total of seven field screening samples and four laboratory samples collected and analyzed. Attachment 7-5 provides a map of the dry weather monitoring sample locations. Field samples were collected whenever water was present and lab samples were collected when water was flowing.

During the 2011 dry weather season, field screening exceedances were observed for ammonia. Follow up investigations were conducted to identify and abate the sources of pollutants. Follow up investigations were conducted in the field for the exceedances observed at site locations D2, E8, M2, and H15A.

Laboratory analysis was performed for three samples and resulted in exceedances of enterococcus bacteria at D2. Section 7.5 presents information on the results of the follow up investigations for exceedances found at D2.

The following tables present the results for the 2011 dry weather field screening and lab analysis.

Table 7-8 Field Screening Analysis

Sample	Copermittee	Station ID	Station Type	Sample Event Type	Date	Time	Water Flow	Flow Rate	Flow Rate Unit	Analyte	Result	Unit
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			pH	6.96	pH unit
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Detergents (MBAS)	1.00	mg/L
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Turbidity	6.05	NTU
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Conductivity	.18	mS/cm
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Temperature	18.60	oC
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Ammonia (NH3-N)	1.17	mg/L
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Nitrate (NO3-N)	0.70	mg/L
11-002	IB	M2	DWM	Field Screening	6/2/2011	1000	Ponded			Orthophosphate (PO4-P)	0.34	mg/L
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			pH	6.93	pH unit
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Detergents (MBAS)	3.00	mg/L
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Turbidity	30.10	NTU
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Conductivity	0.64	mS/cm
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Temperature	24.20	oC
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Ammonia (NH3-N)	7.47	mg/L
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Nitrate (NO3-N)	0.39	mg/L
11-003	IB	H15A	DWM	Field Screening	6/13/2011	1424	Ponded			Orthophosphate (PO4-P)	1.02	mg/L
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	pH	8.27	pH unit
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Detergents (MBAS)	0.25	mg/L
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Turbidity	2.79	NTU
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Conductivity	0.12	mS/cm

Table 7-8 Field Screening Analysis

Sample	Copermittee	Station ID	Station Type	Sample Event Type	Date	Time	Water Flow	Flow Rate	Flow Rate Unit	Analyte	Result	Unit
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Temperature	22.30	oC
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Ammonia (NH3-N)		mg/L
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Nitrate (NO3-N)	0.82	mg/L
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Flowing	.504	GPM	Orthophosphate (PO4-P)	0.45	mg/L
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			pH	7.55	pH unit
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Turbidity	6.66	NTU
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Conductivity	0.00	mS/cm
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Temperature	23.80	oC
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Ammonia (NH3-N)	0.91	mg/L
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Nitrate (NO3-N)	0.59	mg/L
11-010	IB	S5	DWM	Field Screening	8/11/2011	1125	Ponded			Orthophosphate (PO4-P)	0.37	mg/L
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	pH	8.06	pH unit
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Detergents (MBAS)	0.50	mg/L
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Turbidity	3.05	NTU
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Conductivity	12.03	mS/cm
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Temperature	21.70	oC
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Ammonia (NH3-N)	0.78	mg/L
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Nitrate (NO3-N)	1.32	mg/L
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Flowing	.0634	GPM	Orthophosphate (PO4-P)	0.64	mg/L
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			pH	7.80	pH unit
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Detergents (MBAS)	3.00	mg/L

Table 7-8 Field Screening Analysis

Sample	Copermittee	Station ID	Station Type	Sample Event Type	Date	Time	Water Flow	Flow Rate	Flow Rate Unit	Analyte	Result	Unit
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Turbidity	32.90	NTU
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Conductivity	1311.00	mS/cm
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Temperature	25.20	oC
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Ammonia (NH3-N)	3.99	mg/L
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Nitrate (NO3-N)	0.49	mg/L
11-012	IB	E8	DWM	Field Screening	9/14/2011	1400	Ponded			Orthophosphate (PO4-P)	1.95	mg/L
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			pH	7.91	pH unit
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Detergents (MBAS)	0.50	mg/L
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Turbidity	27.00	NTU
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Conductivity	0.48	mS/cm
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Temperature	21.20	oC
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Ammonia (NH3-N)	1.95	mg/L
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Nitrate (NO3-N)	0.15	mg/L
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Ponded			Orthophosphate (PO4-P)	0.59	mg/L

Table 7- 8 Table shows dry weather field screening data for the 2010 dry weather monitoring season. The City does not have a persistent level of dry weather flow, which made for challenging dry weather sampling. We found exceedances in ammonia near our costal storm drains. We continue to maintain this is a result of the large sea bird population in Imperial Beach. No human sources could be discovered.

Table 7-9 Dry Weather Lab Analysis

Sample	Copermittee	Station ID	Station Type	Sample Event Type	Date	Time	Sample Matrix	Analyte	Result	Reporting Limit	Unit	Lab Comments
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Oil & Grease	-99		mg/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Diazinon	-99		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Chlorpyrifos	-99		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Hardness, Total as CaCO3	264			
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Cadmium, Diss	-99		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Copper, Diss	-99		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Lead, Diss	-99		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Zinc, Diss	0.023		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Total Coliform	50000		ug/L	
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Fecal Coliform	30000		ug/L	This is a coastal outfall and exceedance can likely be attributed to a non human source.
11-008	IB	K	DWM	Field Screening	7/12/2011	945	Water	Enterococcus	2200		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Oil & Grease	-99		mg/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Diazinon	-99		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Chlorpyrifos	-99		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Hardness, Total as CaCO3	300			
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Cadmium, Diss	-99		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Copper, Diss	0.041		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Lead, Diss	-99		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Zinc, Diss	0.131		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Total Coliform	22000		ug/L	

Table 7-9 Dry Weather Lab Analysis

Sample	Copermittee	Station ID	Station Type	Sample Event Type	Date	Time	Sample Matrix	Analyte	Result	Reporting Limit	Unit	Lab Comments
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Fecal Coliform	2		ug/L	
11-011	IB	E1B	DWM	Field Screening	8/15/2011	1040	Water	Enterococcus	300		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Oil & Grease	6		mg/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Diazinon	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Chlorpyrifos	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Hardness, Total as CaCO3	327			
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Cadmium, Diss	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Copper, Diss	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Lead, Diss	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Zinc, Diss	-99		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Total Coliform	30000		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Fecal Coliform	1100		ug/L	
11-015	IB	D2	DWM	Field Screening	9/22/2011	1030	Water	Enterococcus	22000		ug/L	Enterococcus read is troublesome. Investigation will look for human sources.

Table 7-9 Table shows the results for dry weather samples submitted for Lab analysis. Only one exceedance was found in enterococcus in the D Storm Drain Line. Staff is being more watchful for possible human sources, however this area is highly vegetated and water ponds regularly.

7.4.2 Trash Assessment

The city continued performing trash assessments in conjunctions with its dry weather monitoring at targeted MS4 sites. Trash assessments are done on the following scale: Optimal, Suboptimal, Marginal, Submarginal, or Poor. Table 7-12 below provides the results for the 2011 Dry Weather monitoring season.

Table 7-10 Trash Rating at 31 Sites

Overall Rating (Amount and Extent)	Total
Optimal	5
Suboptimal	5
Submarginal	1
Grand Total	11

Table 7- 10 Trash ratings are shown. Very little trash was seen around dry weather monitoring sites. One submarginal site was cleaned shortly after its discovery.

7.5 Follow Up Investigations and Analysis For Dry Weather Monitoring

Follow up investigations to identify and abate the sources of pollutants were conducted when water quality samples exceeded the Copermittees Action Levels. The City follows the guidelines for eliminating illegal discharges or connections set forth in Chapter 9 of the JURMP and outlined in Attachment 7-3, City of Imperial Beach Dry Weather Monitoring Program 2011. This section provides the results of the 2011 dry weather monitoring follow up investigations and also presents analysis of data to reveal possible pollutant trends. Significant findings are presented by major outfall or pollutant source.

Outfall E-1B (Grove & 5th Street) – Tijuana River Estuary Watershed



During the recent dry weather season, the E1B outfall was closely monitored for continued flow that was observed during last reporting period. The drainage area for E1B primarily collects runoff from Mar Vista High School. The outfall continued to have a slow and intermittent flow

occurring whenever school was in session. No further exceedances were found during dry weather monitoring. Flows have also reduced in frequency from previous reporting periods no predictable pattern exists at this time.

Station D2 (Palm and Rainbow) – Otay River (San Diego Bay) Watershed



Testing confirmed last year's findings of high ammonia at D2. Follow up investigations continue to provide no further source possibilities for ammonia exceedances. We did find an exceedance of enterococcus, but no possible sources. We continue to monitor the area for human sources.

Ammonia Exceedances at Multiple Dry Weather Stations

The 2011 dry weather season continued to indicate ammonia exceedances were an issue throughout the City. An attempt was made to find illicit sources in each and every case, but no non natural source for ammonia was found. As in 2010 all but one location with ammonia exceedances were ponded, in an area of dense vegetation, and/or near coastal wildlife areas. The exceedance observed inland at M2 was small. The other inland test conducted at S5 is located in a parking lot and did not show an exceedance of ammonia. Fortunately, the overall contribution of ammonia to receiving waters is small because exceedances were primarily observed in ponded catch basins or areas not flowing to the receiving water.

7.6 Effectiveness Assessment

Order R9-2007-0001 (Municipal Stormwater Permit) requires Co-Permittees to detect, investigate, and eliminate illicit discharges and illicit connections in a timely manner. The City endeavors to reduce and prevent illicit discharges to the MS4 to the maximum extent practicable (MEP). The City uses targeted education and outreach programs and conducts routine inspections of construction and commercial facilities as preemptive efforts to prevent illegal discharges. In addition, the City conducts dry weather monitoring of major MS4 outfalls and locations May 1st through September 30th with the intent of identifying illegal storm water discharges. The City also responds to illicit discharges that are reported to the City's Stormwater Hotline or observed by City employees. The Department of Public Works Environmental Division follows through on all reported illegal discharges and ensures that the

appropriate best management practices are used and maintained so no further discharges are detected.

The following section provides a description of the effectiveness of the ID/IC program using the 2003 Framework for Assessing the Effectiveness of Jurisdictional Urban Runoff Management Programs that utilizes the hierarchy of outcome levels. (Outcome Levels 1 through Outcome Level 6). Outcome Levels 1, 2, 3, and to some degree Outcome Level 4 can be addressed on a jurisdictional scale, while Outcome Levels 4, 5, and 6 are best addressed at the watershed or regional scale.

7.6.1 Level 1 Outcomes- Compliance with Activity-based Permit Requirements

The City of Imperial Beach successfully met all Outcome Level 1 compliance with activity-based permit requirements. Table 7-13 below demonstrates compliance with all Order R9-2007-0001 (Municipal Stormwater Permit) Illegal Discharge Detection and Elimination Component requirements:

Outcome Level 1 Permit Compliance Requirements and Measures

Permit Section	Requirement	Compliance Measure
J.3.a.(3)(f)i.	Correction of any inaccuracies in either the MS4 map or the Dry Weather Field Screening and Analytical Stations Map.	Spatial map of MS4 and monitoring locations is provided in a number of locations: 2008 JURMP, 2011 Dry Weather Monitoring Program provided in the appendix of this report, and within the text of this section.
J.3.a.(3)(f)ii.	Reporting of all dry weather field screening and analytical monitoring results.	Dry weather monitoring results are reported within this section of the annual report and conducted in a manner consistent with the requirement in Attachment B of Order No. R9-2007-0001. The Imperial Beach SOP and 2011 Dry Weather Monitoring Program are provided in Attachment 7-2 and Attachment 7-3.
J.3.a.(3)(f)iii.	Any dry weather field screening and analytical monitoring consultant reports generated.	All field screening and analytical monitoring were conducted by Imperial Beach staff. Supporting documents are provided in the Appendix.
J.3.a.(3)(f)iv.	A brief description of any other investigations and follow-up activities for ID/IC	Summary of all follow up investigations are provided within this section of the annual report and in Attachment 7-4.
J.3.a.(3)(f)v.	Number and brief description of illicit discharges and connections identified.	The summary of ID/IC is provided in provided in this section of the annual report and provided in the Attachment 7-4 of this report.
J.3.a.(3)(f)vi.	The number of illicit discharges and connections eliminated.	The summary of ID/IC including the number eliminated is provided in this section of the report.
J.3.a.(3)(f)vii.	Identification and description of all spills to the MS4 and response to the spills.	The summary of spills to the MS4 and response is provided within this section of the annual report.
J.3.a.(3)(f)viii.	A description of activities implemented to prevent sewage and other spills from entering the MS4.	The City endeavors to clean 100% of the sewer system each year. A description of activities is provided within this section of the report.
J.3.a.(3)(f)ix.	A description of the mechanism whereby notification of sewage spills from private laterals.	The City follows the notification procedure as identified by the City's Sanitary Sewer Maintenance Plan (SSMP)
J.3.a.(3)(f)x.	Number of times the hotline was called, as compared to previous reporting periods, and a summary of the calls.	Analysis of ID/IC reporting is provided within this section of the report.
J.3.a.(3)(f)xi.	A description of efforts to publicize and facilitate public reporting of illicit discharges.	Education and outreach as describe in previous sections of the report, inspections, and regional programs all publicize the efforts for the public to report ID/ICs either to the Storm Water Hotline 619-424-4095 or online reporting form.
J.3.a.(3)(f)xii.	The number of violations and enforcement actions taken for ID/ICs including information on any necessary follow-up actions taken.	Descriptions of ID/ICs and follow up actions are provided within this section and in Attachment 7-4.
J.3.a.(3)(f)Xiii.	A description of notable activities conducted to manage illicit discharges and connections.	During this permit cycle, a mobile computer was added to increase field time available to spot illegal connections and discharges. We also took notable action on three large pet waste producing apartment complexes.

Table 7- 10 Order R9-2007-0001 (Municipal Stormwater Permit) Illegal Discharge Detection and Elimination Component compliance requirements and measures.

7.6.2 Level 2 Outcomes- Changes in Knowledge and Awareness

Education is provided through face-to-face interaction with City staff in meetings, public workshops, community presentations, and inspections. In addition, the City disseminates brochures that outline the requirements for addressing urban runoff and water quality regulations. The efforts by the City to educate the public on detection of illegal discharges and elimination of future discharges are discussed in the JURMP Section 9.0. The education effort for City staff is discussed in the JURMP Section 10.0.

7.6.3 Level 3 Outcomes- Changes in Behavior (BMP Implementation)

The City is required by the Municipal Stormwater Permit to educate the public and enforce its storm water ordinances. The City's storm water ordinances include appropriate sanctions to achieve compliance and influence behavioral change. The City requires residents, commercial and industrial businesses, developers, construction companies, and municipal employees to implement storm water management BMPs. These BMPs are specific to each particular JURMP component and are tracked and monitored by the City. The City performed 128 urban runoff investigations during FY 2010-11. Staff confirmed the presence of an illicit discharge or connection in 119 instances and a responsible party to implement a correct BMP was identified in 126 cases.

7.6.4 Level 4 Outcomes- Load Reductions

Investigations of illegal discharges and illegal connections are logged and reported in the City's database. The City monitors and keeps track of treatment control BMPs, conducts storm water inspections of commercial businesses, and inspects construction and development projects. In 2011 the City conducted trash assessments in conjunctions with its dry weather monitoring at targeted MS4 sites. The trash assessment provides a qualitative rating of each sampling location on a scale of Optimal, Suboptimal, Marginal, Submarginal, or Poor. The City also responds to sewer system overflows and other illegal discharges and uses a vactor truck if necessary to recover the spill. See section 7.3 for further information.

7.7 Program Review and Modifications

No significant changes or modifications are proposed for the IC/ID program for next fiscal year. Minor changes in the administration and management to improve the efficiency and effectiveness of the program is anticipated based on lessons learned from multiple years of implementation. The following is a highlight of activities that the City anticipates implementing as part of its Illicit Discharge Detection and Elimination Component for next reporting period.

- Continue to conduct annual dry weather monitoring
- Continue to investigate and abate ID/ICs
- Environmental staff is working to reduce improperly discarded trash and other storm water pollutants at multi-family apartments and trailer parks. This is conducted in conjunction with a program to increase solid waste diversion at these locations.

- Environmental staff will continue working with Code Enforcement staff to unify procedures and foster greater cooperation between departments and divisions.
- Environmental staff will utilize their new mobile computer to increase field time in order to spot more illegal connections and discharges.

Attachments

Attachment 7-1

Sewer System Overflows in FY 2010-11

AGENCY	ID	SPILL TYPE	SPILL LOC	SPILL ADDRESS	CITY	ZIP	REACH SURFACE	REACH STORM DRAIN	VOL	VOL RECOVER	SPILL RATE	OCCURRED	DATE	SPILL DESCRIPTION
City Of Imperial Beach CS	766619	1	940 Calla Ave.	940 Calla Avenue	IMPERIAL BEACH	91932	Yes	Yes	9	0	0	Upper Lateral	5/16/2011	;;Spill had already reached the receiving water when reported to the city. We issued a notice and provided education. Residents worked to clean up solids.; Educated the HOA representative.;
City Of Imperial Beach CS	766585	2	533 Delaware St.	533 Delaware Street	IMPERIAL BEACH	91932	No	No	100	0	0	Upper Lateral	5/16/2011	Resident and owner said roots were the cause.; Cleaned-up (mitigated effects of spill);Contained all or portion of spill; Ordered the lateral be cleared immediately.;;
City Of Imperial Beach CS	763245	2	Seacoast Apartment Homes		IMPERIAL BEACH		No	Yes	27	27	0	Lower Lateral	2/17/2011	;Cleaned-up (mitigated effects of spill);Contained all or portion of spill; Returned all or portion of spill to sanitary sewer system;;Cleaned street to remove impurities;;

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2010-11

AGENCY	ID	SPILL TYPE	SPILL LOC	SPILL ADDRESS	CITY	ZIP	REACH SURFACE	REACH STORM DRAIN	VOL	VOL RECOVER	SPILL RATE	OCCURRED	DATE	SPILL DESCRIPTION
City Of Imperial Beach CS	762216	2	MH 434		IMPERIAL BEACH		No	Yes	100	0	0	Main	1/31/2011	Roots and grease were found impeding flow.; Cleaned-up (mitigated effects of spill);Contained all or portion of spill; Restored flow; Returned all or portion of spill to sanitary sewer system;;;Other (specify below);Roots and grease were found impeding flow. caused 100.0 gallons of sewage to spill from Manhole at MH 434 to Separate storm drain. No surface water body affected.
City Of Imperial Beach CS	761190	1	Iris Avenue Apartments	1348 Iris Avenue	IMPERIAL BEACH	91932	No	Yes	1000	1000	0	Upper Lateral	1/12/2011	General Debris in the lateral.; Cleaned-up (mitigated effects of spill);;Charged cost recovery for work completed. Sent NOV to property owner;
City Of Imperial Beach CS	760293	2	552-554 11th St.	552 11th Street	IMPERIAL BEACH	91932	No	Yes	30	30	1	Upper Lateral	1/5/2011	;Cleaned-up (mitigated effects of spill);;Contained all or portion of spill; Returned all or portion of spill to sanitary sewer system;;;

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2010-11*

AGENCY	ID	SPILL TYPE	SPILL LOC	SPILL ADDRESS	CITY	ZIP	REACH SURFACE	REACH STORM DRAIN	VOL	VOL RECOVER	SPILL RATE	OCCURRED	DATE	SPILL DESCRIPTION
City Of Imperial Beach CS	757212	1	Alley north of Basswood Ave.		IMPERIAL BEACH		Yes	Yes	30	29	0	Main	9/28/2010	;Cleaned-up (mitigated effects of spill);Contained all or portion of spill; Restored flow; Returned all or portion of spill to sanitary sewer system;;Debra-General caused 30.0 gallons of sewage to spill from Manhole at Alley north of Basswood Ave. to Storm drain; an Diego Bay. Currently the pond is drained for maintenance. In this case, the spill did not come into contact with the water. Most effluent collected.. Surface water body affected.
City Of Imperial Beach CS	754417	2	945 13th St. Imperial Beach, CA 91932	945 13th Street	IMPERIAL BEACH	91932	No	No	25	25	0	Lower Lateral	7/1/2010	Lateral owner snaked sewer line and backup came from cleanout.; Cleaned-up (mitigated effects of spill);;

Attachment 7-2

City of Imperial Beach

Field Screening and Water Sample Collection
Standard Operating Procedure

INTRODUCTION:

Under the Municipal Storm Water Permit (Order No. R9-2007-0001), the City is required to conduct water quality monitoring of urban runoff to identify, locate, and eliminate potential sources of pollutants that are either intentionally or inadvertently discharged into the City's municipal separate storm sewer system (MS4). This Standard Operating Procedure covers the procedures on conducting field observations, field screening monitoring, and laboratory analytical sampling, which is required under Order No. R9-2007-0001. Investigative procedures for determining illegal discharges and source identification are not covered in this S.O.P., but are referred to in the 2008 City of Imperial Beach Jurisdictional Urban Runoff Management Program and in the 2010 City of Imperial Beach Dry Weather Monitoring Program.

SITE SELECTION

A proper system of site selection is crucial to accurate and efficient dry weather monitoring data. Site selection should include an equal sampling from all watersheds, reduce repetition, and recognize conditions in the entire MS4.

1. Look at the records to ensure sites are not repeated until all lines have been sampled.
2. Select two sites based on storm drain lines and watersheds.
3. Only sample at outfall locations or upstream non tidal sites.
4. Select follow up sites when exceedances are found.
5. Attempt to have 3 samples per month of dry weather monitoring or 15 total samples by the end of the season.

FIELD SCREENING PROCEDURE

Field screening consists of field observations, flow measurements, and field analysis of selected water quality parameters. Field screening will occur at all locations having ponded or flowing water. Water quality samples may also be sent to a professionally certified laboratory for analysis. The procedures for collecting laboratory samples are covered in the next section of this S.O.P. Visual observations will also be made at each site using the standardized copermittee field data sheet and trash assessment form. The following procedure is applicable for all urban runoff field screening:

1. Gather all necessary equipment and supplies (See attached Sampling Equipment Checklist)
2. Perform any equipment calibration before each sampling event and test the viability of test kit reagents. Refer to the equipment's manual.
3. Mobilize to the water quality monitoring location.

4. Take a picture of the sampling point and other areas of interest. For example; a picture of the outfall and drainage area to record pollutants discharged downstream.
5. Make visual observations of the sample location including general site description, atmospheric conditions, and runoff characteristics. Visual observations can be recorded on the San Diego Copermittees Monitoring Field Data Sheet. Additionally, make qualitative assessment of trash using the Copermittees Trash Assessment Form. (See attached Dry Weather Monitoring Field Datasheet and 2009 Trash Assessment Form).
6. Wear gloves during all sample collection.
7. At each site with ponded or flowing water, collect grab samples for analysis with the field test kit. Grab samples may be collected by hand, with the bailer method, or sampling pole depending on the site location.

8.

Note: Field screening should be conducted at locations that have ponded or flowing water. Conductivity may be measured to determine if the water source is tidal or urban runoff in nature. Urban runoff normally has conductivities of 2 mS/cm or less. Salt water normally has high conductivities (i.e. 20- 40 mS/cm). Other factors might need to be considered in determining the source of the water. Water samples should **not** be screened or collected if tidal water is present.

9. Measure Flow Rate. If there is no flow check the appropriate “water flow” category (ponded, dry or tidal) on the Dry Weather Monitoring Field Datasheet. Place a container with a known quantity (ex. 1000 milliliter beaker) in the flow stream and record the time it takes to fill the container. Use a large container (ex. 5 gal bucket) to measure very high flow rates, common during the wet weather season. Record information on the Field Datasheet. Convert results to gallons per minute (gpm).
10. Prior to field screening measurements rinse all equipment probes 3x with the sample medium. Measure Temperature, Turbidity, PH, Conductivity, NH₃N, NO₃N, Ortho-PO₄. Measure Temperature and Turbidity followed by the remaining parameters. Follow measurement procedures listed in the sampling equipment manuals. Record all measurements on the Field Data Sheet.
11. Store all ampoules used in testing in a small tightly secured container. Dispose of ampoules following the disposal requirements listed in the testing manuals or Materials Safety Data Sheets.

DRY SITES

In order to gain an accurate account of discharges during the dry weather season, sites that are dry upon arrival must be catalogued as a field screening sample. These samples show the lack of an ICID and are a positive indication that our programs are working.

1. Observe dry conditions at the sampling site. This includes moist samples.

2. Collect all information on the site conditions.
3. Insert into field screening log.
4. Do not include dry sites in total for lab sampling requirements.

WATER SAMPLE COLLECTION PROCEDURE FOR LAB ANALYSIS

The City also collects and sends off urban runoff samples for laboratory analysis. The City's Dry Weather Monitoring Program requires that at a minimum 25% of the locations with ponded or flowing water be tested for additional contaminants at an EPA-certified laboratory. At a minimum the following contaminants will be tested: a) dissolved cadmium, copper, lead, and zinc; b) oil and grease; c) bacterial indicators; D) total hardness; E) organophosphate; F) pesticides –Diazinon and Chlorpyrifos.

1. Don safety glasses and latex gloves.
2. Ensure laboratory supplied sample containers match the analyte that is being sampled. Check integrity of containers and replace those that are defected.
3. With a fine point sharpie write the appropriate information on all sample container labels (Sample Date, Sample Time, Location, Preservative, etc.). Affix an appropriate label if a label does not exist.
4. Tape around labels with transparent tape.
5. Slowly fill a clean and rinsed (w/ sample medium 3x) High Density Polyethylene container (large beaker or sampling pole/beaker) with the sample medium. This container will be used to transfer the sample medium to the laboratory supplied sampling containers. Direct filling technique (no transfer container is used) may be used during appropriate flow conditions, but caution is needed to prevent overspill of preservative. Refer to the notes below.

Note: *Check sample bottles to see if they contain any preservatives. Preserved sample containers should **not** be overfilled since this may result in the dilution of the preservative.
*Samples for Oil and Grease analysis should be collected at the top of the water surface since hydrocarbons, which are less dense than water, float at the top. This can be done by skimming the surface with the transfer container.

6. Slowly transfer the sample medium to the appropriate laboratory supplied container. The appropriate sampling containers are as follows:

Contaminate	Sampling Bottle
Hardness, Metals, and Phosphorus	Plastic HNO3 bottle, separate bottle for phosphorus
Pesticides/Organophosphate	1L glass bottle w/out HCL
Oil and Grease	Glass 1L with HCL

Contaminate	Sampling Bottle
MBAS	Plastic bottle under pressure
Bacteria	Preservative plastic bottles
Ammonia	With H2SO4 preservative
Nitrate	Additional bottle with no preservatives

7. Ensure all sample container covers are properly secured to prevent sample spillage. Place all sample containers into a zip-lock bag(s) and seal.
8. Place bag(s) on ice in cooler.
9. Complete a Chain of Custody Form (See Attached).
10. Decontaminate all HDPE transfer containers, graduated cylinders, and equipment probes following the Decontamination Procedure listed in this S.O.P.
11. Site breakdown: Ensure manhole or other access points are locked and/or secure. Remove debris from site and ensure all equipment is turned off.
12. Transport samples to a designated Laboratory. Relinquish samples to the appropriate personnel and retain a copy of the C.O.C for your records.

Note: Bacteria samples have a holding time of 6 hours. Samples should be transported to the Laboratory within 4 hours after sample collection.

DECONTAMINATION PROCEDURES:

Decontaminating field screening equipment:

1. Using a small spray bottle filled with de-ionized (DI) water, rinse all equipment probes.
2. For a more thorough clean use a small spray bottle with a mixture of phosphate free liquinox and water. Rinse all small graduated cylinders (used with Chemetrics Sampling Kits) with a combination of phosphate free soap (liquinox) and water. Next, rinse cylinders with distilled or DI water using a designated pressurized water sprayer.
3. Dry containers, wrap completely with aluminum foil, and store in a clean storage bin.
- 4.

QUALITY ASSURANCE/QUALITY CONTROL

The City of Imperial Beach may implement several types of QA/QC measures to assess the accuracy and precision of field and laboratory analysis. Additional samples such as replicates, field blanks, laboratory blanks, duplicates, or spiked samples may be collected during monitoring events. These samples are optional and are used to ensure the consistency and accuracy in the analytical results.

The City uses an ELAP certified lab- Enviro Matrix Analytical, Inc. for all laboratory analysis. Analytical methods and detection limits are included in all laboratory reports. As an ELAP certified lab, Enviro Matrix performs all the necessary QA/QC measures to ensure consistency and accuracy.

Replicates

Replicate samples are used to assess laboratory or field precision. They may be collected in the field in on container and split into two samples for analysis. Sample results should be within an acceptable standard deviation.

Field Blanks

Blanks are used to identify errors or contamination in sample collection and analysis. Field blanks are prepared by filling normal sample bottles with DI water and then submitting them to the laboratory with the normal batch of samples for analysis. Field blanks should be noted and marked with special notation (such as “B”) that indicates they are blanks. Analysis should then be performed with the regular samples. Lab analysis should result in non-detection of analytes.

Laboratory Blanks

Laboratory blanks are similar to field blanks with the distinction of being prepared and processed in the laboratory. The blank is used to identify errors or contamination in the laboratory analysis method or contaminants present in the laboratory environment.

Duplicates

Duplicates are used to estimate sampling and laboratory analysis precision. An internal field duplicate is an additional sample collected at the same time/place by the sampler. The duplicate is labeled as a regular sample but with special notation (such as “D”) that indicates it is a duplicate. The duplicate is then analyzed with the regular samples. Lab analysis should produce comparable results for duplicates and regular samples.

Spiked Samples

Spiked samples are used to validate whether the laboratory method can accurately recover an artificially contaminated sample with a known amount of an analyte. The volume of the added spike should be small compared to the volume of the sample to which is added.

GLOSSARY OF TERMS

Accuracy: Conforming closely to an exact value or a standard.

Ammonia: An inorganic form of nitrogen produced through bacteriological processes, decay of dead organisms, excretion of waste products by living animals, and fertilizer manufacturing. In Water, ammonia dissociates and exists in equilibrium of un-ionized and ionized ammonia.

Determining how much of the total ammonia is in the un-ionized and ionized forms is important because organisms have different sensitivities to the different forms. The way in which ammonia is partitioned between the two forms is dependent on pH and temperature.

Beneficial Uses: The uses of water necessary for the survival or well being of man, plants, and wildlife. These uses of water serve to promote tangible and intangible economic, social, and environmental goals. "Beneficial Uses" of the waters of the State that may be protected against include, but are not limited to, domestic, municipal, agricultural and industrial supply; power generation; recreation; aesthetic enjoyment; navigation; and preservation and enhancement of fish, wildlife, and other aquatic resources or preserves. "Beneficial Uses" are equivalent to "Designated Uses" under federal law. [California Water Code Section 13050(f)].

Biological Oxygen Demand (BOD): A measure of the amount of biodegradable organic matter present in an aquatic system or water sample. Low levels of BOD are always present in natural waters, but when large amounts are introduced, bacteria growth is stimulated. Because bacteria require oxygen to metabolize organic matter, the expanding bacterial populations create a large demand for dissolved oxygen, and as a result, DO levels decline.

Chain of Custody (COC): A form that documents who has had authority and control over the samples from the time of collection to the time of analysis.

Chlorpyrifos: An organophosphate used in insecticides for agricultural applications, extermination, and residential lawn treatment.

Copper: Copper is a natural occurring metal that has historically been used in a variety of products. Copper is used in the manufacturing of electronic equipment, but also as a product used in automobiles (e.g., brake pads) and building construction (e.g., piping and wiring). Additionally, copper has a wide spectrum of effectiveness against the many biological agents of timber and fabric decay. It renders them unpalatable to insects and protects them from fungus attack. Copper sulphate has been in use since 1838 for preserving timber and is today the base for many proprietary wood preservatives. Copper is also present in some algaecides used in fountains, spas and swimming pools.

Diazinon: An organophosphate used in agricultural applications and residential control of insects indoors and outdoors.

Enterococcus: A subgroup within the fecal streptococcus group. These bacteria are distinguished by their ability to survive in salt water, and in this respect they more closely mimic many pathogens than do other bacteriological indicators. Enterococci are typically more human-specific than the larger fecal streptococcus group, and seem to be consistently associated with warm blooded animals subsequent diseases. EPA recommends enterococci as the best indicator of health risk in salt water used for recreation.

Environmental Laboratory Accreditation Program (ELAP): A division of the California Department of Health Services that provides certification to qualified laboratories.

Fecal Coliform: A specific subgroup of total coliform bacteria. These organisms are separated from the total coliform group by their ability to grow at elevated temperatures, and are associated only with the fecal material of warm-blooded animals. Fecal coliform bacteria indicate the presence of sewage contamination in a waterway and the possible presence of other pathogenic organisms that can exist in fecal material. The presence of fecal coliform bacteria is an indicator that potential health risk exists for individuals exposed to contaminated water.

Heavy Metals: Copper, zinc, lead, mercury, cadmium, and chromium are all regarded as “heavy metals.” Depending on their concentrations, heavy metals can be toxic pollutants that are hazardous to aquatic biota. Dissolved metals usually occur as cations, which tend to form complexes with anions to produce different chemical “species.” This is important because the uncomplexed “free ion” is often more toxic than the complexed ion. The percentage of total metal ion that is “free” varies with the chemical properties of the water (i.e., pH).

Holding Time: Holding time is the time between sample collection and the time that sample analysis must begin. Exceedances of holding times will result in data being flagged and may contribute to inaccurate sample results.

Illegal Discharge (ID): A point source discharge of pollutants to the MS4, which is not comprised entirely of stormwater and not authorized by a NPDES permit. Wash water, sediment, spilled chemicals, and other pollutants allowed to enter the MS4 either intentionally or unintentionally contribute to the degradation of the local water quality. Illegal discharges include sewage spills. Releases from the sanitary sewer or private laterals can allow pathogens, ammonia, detergents, and other contaminants to enter the MS4.

Illicit Connections (IC): Conveyances that have been illegally connected to the MS4 system. These connections provide pathways for pollutants to enter the MS4. Improperly installed or defective rain diversion systems or devices that release pollutants into the stormwater conveyance system are also considered illicit connections.

Mercury: Mercury is a naturally occurring persistent, bioaccumulative metal that does not degrade in the environment. Historically, mercury has been used in a variety of products. In 1976, U.S. consumption of mercury was 2240 metric tons, and since that time, the consumption of mercury in the US has drastically decreased to 346 metric tons in 1997 (USGS, 2002). Primary among the over 3000 historical industrial uses in the US were battery manufacturing and chlorine-alkali production. Paints and industrial instruments have also been among the major uses. Until paint manufacturers agreed to eliminate the use of mercury in interior paints,

480,000 pounds of mercury were used in paints and coatings each year. Mercury is also used in laboratories for making thermometers, barometers, diffusion pumps, and many other instruments, including mercury switches and other electrical apparatuses. Mercury is used as an electrode in some types of electrolysis and in some types of batteries (mercury cells). Gaseous mercury is used in mercury-vapor lamps (e.g., fluorescent tubes) and advertising signs. Mercury is also the basis of dental amalgams and preparations, and can be a byproduct of burning fossil fuels and refining petroleum.

Municipal Separate Storm Sewer System (MS4): A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, natural drainage features or channels, modified natural channels, man-made channels, or storm drains) that is owned or operated by any public body having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes. It is designated or used for collection of conveying storm water.

Nickel: Like mercury and copper, nickel is a naturally occurring hard, malleable, ductile, silvery-white metal that is used in alloys, magnets, coinage, and stainless steel. Nickel is also used for armor plate, plating, and produces a green color in glass. Nickel is an alloy metal, and its chief use is in the nickel steels and nickel cast irons, of which there are many varieties. It is also widely used for many other alloys, such as nickel brasses and bronzes, and alloys with copper, chromium, aluminum, lead, cobalt, silver and gold.

Nitrates: The chemically stable form of inorganic nitrogen in natural water. Nitrates occur in almost all aquatic systems, and are not considered to be a water contaminant at low concentrations.

Non-point Source Discharge: Discharge from a diffuse pollution source (i.e., without a single point of origin or not introduced into a receiving water from a specific outlet).

Non-Storm Water Discharge: Any discharge to a storm drain system or receiving water that is not composed entirely of storm water.

Nutrients: Any substance assimilated by living things that promote growth. The term generally refers to nitrogen and phosphorus in wastewater, but is also applied to other essential and trace elements.

Orthophosphate (Ortho-P): Sometimes referred to as soluble reactive phosphorus (SRP) because phosphate in this form is a readily available nutrient and is easily metabolized by green plants. Its presence in water can contribute to water pollution problems such as algal blooms and aquatic weed growth. Waters having high levels of Ortho-P are susceptible to eutrophication problems especially in warmer seasons of the year.

Outfall: The point source where a municipal storm sewer discharges to waters of the United States.

PBDEs: Polybrominated diphenyl ethers (or PBDEs) are flame-retardants in the sub-family of the brominated flame-retardant group. They have been used in a wide array of household products, including fabrics, furniture, and electronics. There are three main types, referred to as penta, octa and deca for the number of bromine atoms in the molecule. The manufacture, distribution and processing of products containing pentabrominated diphenyl ether (pentaBDE) and octabrominated diphenyl ether (octaBDE) flame retardants were prohibited in California as of June 1, 2006. This prohibition was prompted by findings that exposures to PBDEs are widespread, and may pose health risks.

PCBs: Polychlorinated biphenyls are mixtures of up to 209 individual chlorinated compounds (known as congeners). PCBs were manufactured in the United States and used widely from the late 1920s through the 1970s. Due to their non-flammability, chemical stability, high boiling point and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics and rubber products; in pigments, dyes and carbonless copy paper and many other applications. Because of their persistent qualities, and physical and chemical characteristics, PCBs are found in environmental media worldwide.

pH: A potentially critical factor in aquatic environments that can influence the chemistry and biology of the system. It can affect the solubility of chemical substances, chemical equilibria, availability of nutrients, relative toxicity of environmental contaminants, and the leachability of trace elements (i.e., cadmium, lead, copper, and zinc) from sediments and suspended material. The normal pH of surface marine waters is 8.1.

Pyrethroid Pesticides: Pyrethroids are a category of insecticides that have recently gained a large market share of the over-the-counter insecticides that are used in urban areas (TDC Environmental, 2003). Pyrethroids are usually broken down by sunlight and the atmosphere in one or two days, and do not significantly affect groundwater quality, although surface water quality effects have been documented (Amweg and Weston 2006).

Sanitary Sewer: Underground pipes that carry only domestic or industrial wastewater, not storm water.

Sediment: Organic or inorganic material that is carried by or suspended in water and that settles out to form deposits in the storm drain system or receiving waters.

Specific Conductance (Conductivity): A measure of the ability of water to conduct electricity. Conductivity is dependent on the concentration of ions in water, and it is thus a rapid method of estimating the total dissolved solids (TDS) content of a water supply.

Conversion: $mS/cm \times 1\,000 = \mu S/cm$

Absolute pure water - 0.055 $\mu S/cm$
Distilled water - 0.5 $\mu S/cm$
Mountain water - 1.0 $\mu S/cm$
Most drinking water sources - 500 to 800 $\mu S/cm$
Sea water - 56 mS/cm (56000 $\mu S/cm$)
Max for potable water - 1055 $\mu S/cm$

Storm Drain Inlet: A drainage structure that collects surface runoff and funnels it into the conveyance system.

Storm Water (or Stormwater): Urban runoff and snowmelt runoff consisting only of those discharges that originates from precipitation events. Storm water is the portion of precipitation that flows across a surface to the storm drain systems or receiving waters. In general, runoff increases as the perviousness of a surface decreases. During precipitation events in urban areas, rain water picks up and transports pollutants through storm water conveyance systems, and ultimately to a receiving water body.

Storm Water Drainage (Conveyance) System: Streets, gutters, inlets, conduits, natural or artificial drains, channels and watercourses, or other facilities that are owned, operated, maintained and used for the purpose of collecting, storing, transporting, or disposing of storm water.

Surface Runoff: Precipitation, snow-melt or irrigation water that flows off of a surface when rainfall exceeds the rate at which it can infiltrate the surface or be stored in small surface depressions.

Surfactants (MBAS): Surfactants are substances that are typically found in cleaning chemicals and detergents. These substances operate by preventing dirt and debris from adhering to items. When introduced to the environment, surfactants can negatively impact an organism's normal biological processes.

Temperature: A physical parameter of water quality that is necessary in order to assess the significance of other parameters and to calculate the values of parameters that vary with temperature. It has an important influence on water density, DO saturation, the solubility and toxicity of constituents in water, pH, specific conductance, rate of chemical reactions, biological activity, and the type of biota found in an area.

Total Coliform: A natural part of the microbiology of the intestinal tract of cold- and warm blooded animals, including man. Because they are relatively easy to culture in the lab, the total coliform group has been selected as the primary indicator bacteria for the presence of disease

causing organisms. If large numbers of coliforms are found in the water, there is a high probability that other pathogenic bacteria or organisms may be present.

Total Dissolved Solids (TDS): Inorganic salts and small amounts of organic matter that are dissolved in water. Potential sources include natural inputs, sewage, urban runoff, and industrial wastewater.

Total Hardness: A measure of the cations, most commonly calcium and magnesium that are dissolved in water. Water hardness increases with an increasing concentration of cations. Port JURMP Appendix G – Field Sampling Manual 26

Total Organic Carbon (TOC): TOC is associated with decaying organic matter. It is generally present in elevated levels when other harmful organic compounds are present. Testing for TOC is generally an effective tool for assessing the potential for these other harmful compounds.

Total Suspended Solids (TSS): TSS consists of any particles or substances that are neither dissolved nor settled in a water sample. They can originate from silt, decaying organic matter, industrial wastes, or sewage. In high concentrations, the particles result in turbid water.

Turbidity: Turbidity is a measure of water cloudiness, or the concentration of suspended solids in the water column. High levels of turbidity can block light from reaching submerged vegetation, trap infra-red (heat) waves which subsequently increase water temperature, and can result in an overload of particulates to filter-feeding organisms.

Water Quality Standards: The water quality objectives necessary to protect the beneficial uses of a water body.

Attachment 7-3

City of Imperial Beach 2011 Dry Weather Monitoring Program

May 1, 2011

Introduction

In accordance with the Receiving Waters and Urban Runoff Monitoring and Reporting Program No. R9-2007-0001 Section II.B.3., the City of Imperial Beach (City) has developed a dry weather analytical and field screening monitoring program as part of its JURMP. The program aims to detect and eliminate illicit connections and illegal discharges to the municipal separate storm sewer system (MS4) during the dry season by conducting (1) field observations; (2) field screening monitoring; and (3) analytical monitoring at selected stations. The results will provide the City with another tool to further identify and eliminate illegal dischargers and connections into the MS4 system.

Municipal Separate Storm Sewer (MS4)

The City maintains a GIS database of the MS4 that includes hydrologic subunits, receiving waters, sub-drainage areas, storm drains, MS4 outfalls, dry weather monitoring outfall locations, and alternative monitoring locations.

Imperial Beach is located in the southwestern portion of San Diego County and includes a total area of 2755 acres that falls within two major hydrologic units: Otay HU 910.0 and Tijuana HU 911.0. The City's MS4 system collects runoff from roughly 1,400 acres of urban residential and light commercial land uses located in the northern portion of the City (Attachment – 2). This northern portion of the City is completely built out and only has an estimated 4 acres of potentially developable land. The land use in the southern portion of the City includes permanent open space and Navy property that is not maintained by the City. The land use characteristics are estimated as follows:

Residential	1,019 acres	(38%)
Commercial	118 acres	(4%)
Industrial	0 acres	(0%)
Navy Property and Schools	484 acres	(18%)
Permanent Open Space	1,134 acres	(41%)

The existing MS4 system consists of open surface gutters, drainage ditches, and reinforced underground concrete storm drains. The City has approximately 5 miles of underground storm drain lines and 117 catch basin inlets. The MS4 system conveys storm water to the Otay River, San Diego Bay, Tijuana River and Estuary, or the Pacific Ocean. During the dry season it is often the case that outfalls and other conveyance structures are found to be completely dry. Because of the City's low elevation and coastal

location, many of the outfalls are also impacted by tidal flows, which require investigations and monitoring further up the storm drain line.

Dry Weather Monitoring Station Locations

3.1 Station Criteria

Dry weather urban runoff monitoring is one of several tools utilized by the City to identify illicit discharges and illegal connections to its MS4. City staff collects samples at various conveyance structures including storm drain outfalls, manholes, catch basins, and other areas where urban runoff is commonly found each year between May 1 and September 30 (the dry weather season).

The City modified its dry weather field screening and analytical monitoring stations based on a review of its past Dry Weather Monitoring Program. Prior to FY 2007-08, the City used a grid system to identify monitoring stations. This proved to be inefficient because the City continually spent excessive amount of time and resources searching for urban runoff throughout the entire grid system, only to find that in many instances the stations were dry. This updated dry weather monitoring program diverges away from the past grid system to a non-random targeted approach, which is outlined in Order No. 2007-0001 (Receiving Waters and Urban Runoff Monitoring and Reporting Program). The City now conducts field screening and analytical monitoring at targeted non-random monitoring stations that provides a comprehensive coverage of the entire MS4 system.

3.2 Dry Weather Monitoring Locations

After a thorough analysis of the MS4 system, drainage basins, land uses, and past sampling experiences the City has selected six dry weather sampling sites that covers 65% of the total combined residential and commercial land use drainage areas in the City. If the coastal drainage areas that are served by the City's two storm drain diverters (Palm Ave and Date Ave) are subtracted from the land uses then the dry weather monitoring locations listed below cover 78% of the total residential and commercial drainage areas in the entire City.

Using guidelines written in the Receiving Waters and Urban Runoff Monitoring and Reporting Program No. R9 2007-0001 (II.B.3.a.), the City selected six sampling locations that best represents the land uses and spatial coverage of the entire MS4 system. These selected sites represent the furthest accessible

outfall or manhole within each major drainage area and also includes all the major MS4 drainage lines in the City. Because of the low elevation in the City, most of the MS4 sampling outfalls are tidally influenced and therefore require an adaptive monitoring/sampling strategy. Even during low tides samples may need to be taken further up the storm drain line from manholes. Therefore, if an outfall is inundated by tidal water, field investigation will start at the furthest downstream manhole from the outfall location.

Outfall naming strategy is based on the Imperial Beach Storm Drain Master Plan Study (1991) where each storm drain line is assigned a letter and each man hole or catch basin is assigned a number. For example, the storm drain outfall on the K line represents the location site K-1. The first manhole upstream of the K outfall is K-2, second manhole K-3, and so forth.

The City may also decide to take additional dry weather samples from any alternative location where water is present. This includes the smaller storm drain lines at D, P, and S, and grabs samples from open surface drains or street gutters.

K-Outfall



Land Use and Site Information: The K-outfall collects runoff from approximately 120 acres of mixed commercial and residential land uses. The primary land use in the drainage area is residential with some contributing flow from Highway 75 (Palm Ave). The outfall discharges into the tidally influenced area of the lower Otay River. The outfall location is located between Florence and 12th Street along the San Diego Bay Shore bike path.

Sampling Location: Samples can be collected directly from the outfall location. The outfall gets partially inundated at high tide so tidal conditions will need to be considered when sampling.

H-Outfall, H-6, and H-12



Land Use and Site Information: The H-outfall collects runoff from 139 acres and has a mix of commercial and residential land uses. This outfall received a large portion of runoff from the City's commercial businesses located along Palm Ave. The outfall location is situated between Bayside Elementary, Public Works Yard, and Bay Shore Bike Path. The outfall discharges into a ditch that leads under the Bay Shore Bike Path and into the Otay River. This outfall is affected by tidal flows during all tides and therefore not an appropriate sampling location.

Sampling Location: The H-outfall is affected by tidal flows during all tides and therefore requires samples to be taken up pipe in a catch basin at site H-6 or from a manhole at site H-12. Site H-6 collects runoff into a ponded catch basin from the surrounding residential area. Site H-12 is a sampling location from a shallow manhole that collects flow from a commercial shopping center as well as flow from Highway 75.

E-1A and E-1B Outfall, E-8, and E-25



Land Use and Site Information: The E-1B outfall is collocated with E-1A outfall and shares a combined drainage area of 119 acres. Both storm drain lines run parallel to one another but provide storm water conveyance to uniquely different land uses. The E-1B outfall primarily drains Mar Vista High School and a small portion of the Imperial Beach Recreation Sports Park. The E-1A outfall primarily collects runoff from residential neighborhoods and some commercial from lower Palm Ave. The outfalls are located at the West end of Grove Avenue and discharge into the Tijuana Estuary.

Sampling Location: The E-1A outfall is affected by tidal flows during all tides and therefore requires samples to be taken up pipe from a manhole at site E-8. Sampling location E-8 is located behind the Baptist church in a city right of way off 5th St. The E-1B samples can be collected directly from the outfall location as well as a catch basin where water ponds in front of Mar Vista High School at site E-25.

F Outfall



Land Use and Site Information: The F outfall location is immediately adjacent to the E-1A and E-1B outfalls at the end of Grove Avenue and discharges into the Tijuana Estuary. The outfall drains runoff from 298 acres of residential and commercial land uses, as well as runoff from Imperial Beach Blvd.

Sampling Location: The F outfall is affected by tidal variations even at low tides and therefore requires samples to be taken up pipe. Samples can be collected at site F-48 at 11th and Imperial Beach Blvd. where runoff consists of mixed commercial and residential.

M-3 Catch Basin



Land Use and Site Information: The M-3 sampling location is a catch basin along the M-storm drain line that discharges into the Tijuana River. Access to the M-1 outfall is not possible due to Ream Field Navy Base. Samples are therefore taken at the M-3 catch basin before the flow enters onto Navy property. Sampling site M-3 captures runoff from 54 acres of residential land use and is located between 11th and 12 St on Iris.

Sampling Location: The M-3 sampling location collects runoff from open channels and surface flows from a residential area. Water does not pond in this catch basin and can only be sampled with flow.

4.0 Sampling Frequencies

In accordance with the Receiving Waters and Urban Runoff Monitoring and Reporting Program No. R9 2007-0001 (II.B.3.), the City will conduct dry weather monitoring at each site identified above during the period May 1 through September 30. Each site will be visited at least once during the dry weather monitoring period. All site visits will include: field observations and trash assessment of outfall locations, field screening analysis at all locations where water is present, and lab analysis at a minimum

of 25% of the sites. Dry weather monitoring will not be performed during a rain event or within 72 hours after the end of a rain event.

5.0 Field Screening and Laboratory Analytical Sampling

5.1 Procedures

Field screening and laboratory analytical sampling will be conducted in accordance with the City's Standard Operating Procedures (SOP). The City's SOP covers details on sample collection, equipment preparation and maintenance, QA/QC, COC forms, and guidance for completing field data forms. All field personnel will have a copy of this dry weather monitoring program and the SOP manual for reference during field investigations.

5.2 Field Screening

Field screening will consist of qualitative field observations, flow measurement, and field analysis of selected water quality parameters. Information will be recorded in an access database in the field. The information collected will match San Diego Storm Water Copermittees Dry Weather Monitoring Field Datasheet (Attachment-3) and trash assessment form(Attachment-4). The field screening process will involve the following:

1. Qualitative Observations

Qualitative field observations will be made during each site visit using the standardized San Diego Stormwater Copermittees Dry Weather Monitoring Field Datasheet (Attachment-3). Observations will be recorded whether or not water is present at the site. These observations are intended to provide a general assessment of the site. The following observations will be recorded:

General Site Description

Atmospheric Conditions

Runoff Characteristics

Flow Estimation

Trash Assessment using the Regional Trash Assessment Form

2. Field Water Quality Analysis

If water is present then field screening samples will be taken using the dry weather monitoring field test kits. The City of Imperial Beach uses Chemetric field test kits and Hatch Turbidimeter while conducting field analysis. If water is observed to be ponded or flowing then a grab sample will be collected and analyzed for the following constituents:

Nitrate

Ammonia

Reactive Phosphorous

Temperature

pH

Surfactants (MBAS)

Turbidity

Electro Conductivity

Field personnel will be adequately trained to achieve consistent and accurate water quality analytical results. Field instruments will be calibrated as needed and the variability of test kits will be checked periodically. The City may also analyze duplicate samples in the field to assess precision. In addition, field staff may submit periodic sample splits and blanks for laboratory analysis to assess the accuracy of field testing methods and/or equipment. Documentation of calibration and sampling records will be kept in order to maintain high level of quality control.

5.3 Laboratory Analytical Monitoring

Grab samples will be collected and submitted to an EPA-certified laboratory for analysis at a minimum of 25% of sites where flowing or ponded water is observed. At a minimum, the following constituents will be analyzed:

Dissolved Cadmium, Copper, Lead, and Zink

Oil and Grease

Total Hardness

Bacterial Indicators

Organophosphate

Pesticides (Diazinon and Chlorpyrifos)

Field staff will follow strict sampling and chain-of-custody protocols when collecting dry weather laboratory analytical samples.

5.4 Trash Assessment

In accordance with the Receiving Waters and Urban Runoff Monitoring and Reporting Program No. R9 2007-0001 (II.B.3.c.), an assessment of the amount and extent of trash will be conducted at each dry weather screening or analytical monitoring station. The evaluation of trash will include an area surrounding the MS4 and receiving waters. The amount and extent of trash will be estimated upon first glance of the site. A qualitative ranking of optimal, suboptimal, marginal, submarginal, or poor will be assigned to each site. In addition, sites will also be evaluated on whether there is a threat to aquatic and/or human health. To aid in the assessment of trash, the San Diego Copermittees have developed a regional trash assessment form for dry weather monitoring, which will be used by the City (Attachment 4).

6.0 Source Identification Follow-Up Investigations

The primary objective of the dry weather monitoring program is to detect and eliminate illicit connections and illegal discharges (IC/ID) to the MS4 as required in Section D.4.c of the Permit. The City has established an IC/ID program presented in Chapter 9 of the JURMP Document. An IC/ID investigation is triggered by exceedances of field screening and laboratory monitoring results or from exceedances of qualitative observations. When an exceedance is triggered, the City had two business days to conduct an investigation to identify the source of the discharge or provide rationale as to why the discharge does not pose a threat to water quality and does not need further investigation. The criteria to determine if monitoring results or qualitative observations necessitate an IC/ID investigation are described below.

6.1 Action Levels

The action levels for initiating a source identification investigation for field screening and laboratory analytical parameters are summarized in Attachment-1. These action levels will provide guidance when interpreting results of field and laboratory sampling. However, there may be instances when exceedances in actions levels may be misleading as a result of natural conditions such as influence of ground water, tidal influence, results of existing physical condition, or time of day. The use of best professional judgment will be utilized when interpreting water quality data. When exceedances are discovered using field test kits, the City typically follows up with an immediate investigation upstream to identify the source. Similarly when laboratory analysis results in the exceedance of action levels, the City will conduct a follow up investigation within two working days of receiving laboratory results.

6.2 Qualitative Observations

Qualitative observations such as dead animals, strong odor, and visual observations may indicate that a discharge of pollutants has occurred and that serious water quality problems are present. Qualitative observations may indicate serious water quality problems when field and analytical monitoring results are within action level limits or not immediately available. These observations will help the City in assessing the health and safety of the site.

7.0 Elimination of Illegal Connections and Discharges

The City will follow guidelines for eliminating illegal discharges or connections set forth in Chapter 9 of the JURMP. Once the discharge has been detected and stopped, the City may utilize escalating enforcement actions to ensure that the responsible party does not continue to discharge into the MS4 and receiving waters. If the discharge is wide spread or poses an immediate and severe threat to the public or environment, then other agencies will be notified (FWS, Tijuana River National Estuarine Research Reserve, Department of Environmental Health, Fire Department, etc.). In the case of a sewage spill or other pollutants which endanger environmental health, the RWQCB will be notified within 24 hours of detection.

8.0 Program Assessment

The dry weather monitoring program will be evaluated annually prior to May 1st and get updated as needed. A summary of findings will be included in the City's Jurisdictional URMP Annual Report. The criteria for evaluating the effectiveness of the dry weather monitoring program will include the number of sites monitored, frequency of monitoring, frequency of observed dry weather runoff, number of field screening and laboratory samples collected, number of follow up investigations conducted, and number of pollution sources identified and eliminated.

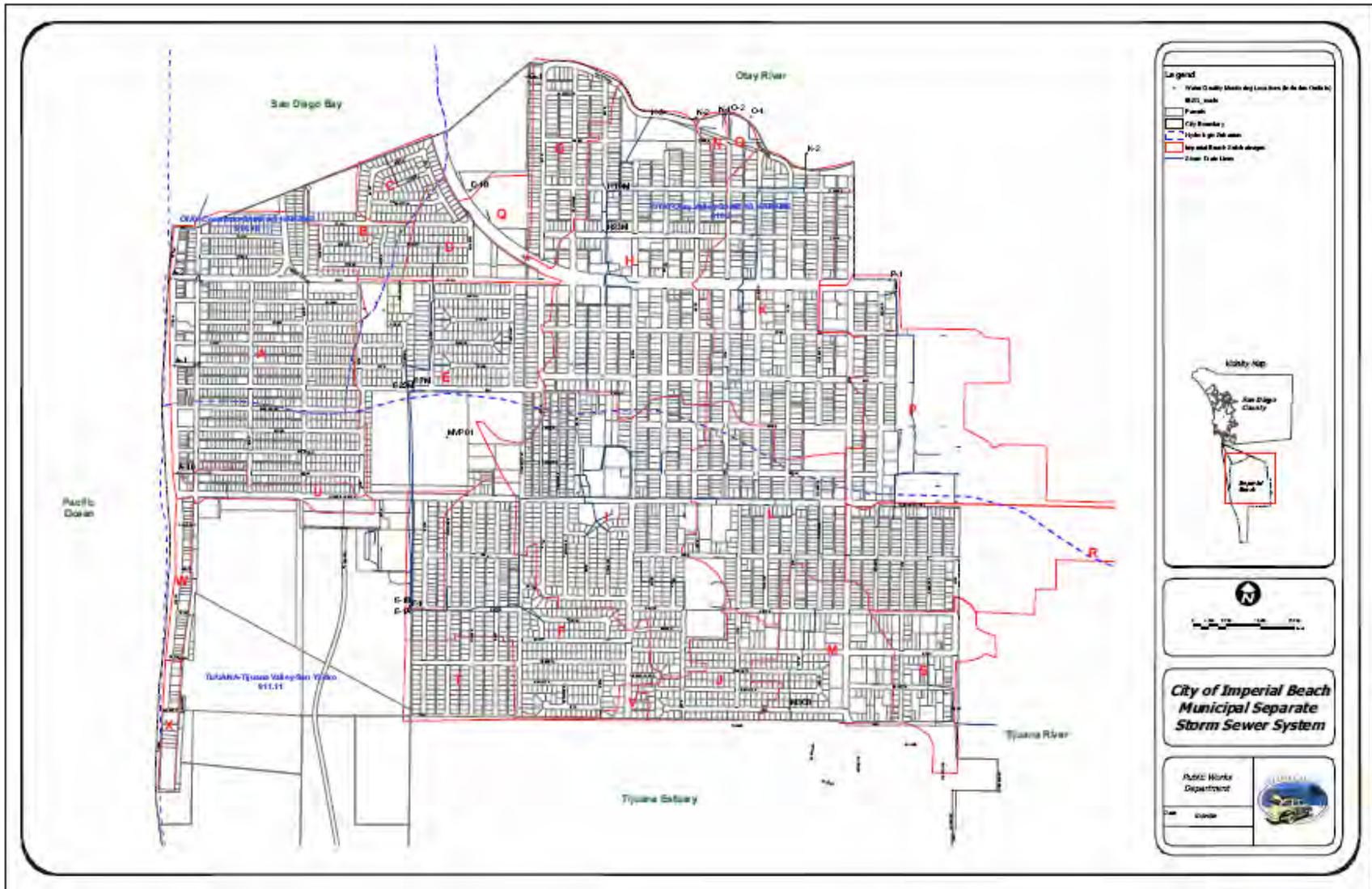
The City will use the annual assessment of the dry weather monitoring program to refine and focus its approach for the next dry season. Sampling locations that indicate the presence of contaminants may need to be monitored at a higher frequency, and monitoring locations that do not appear to have dry weather flows may be monitored less frequently.

Attachment-1

Action Levels for Field Screening and Laboratory Parameters

Field Screening Analytes	Action Levels	Source / Notes
pH	<6.5 or >9.0	Basin Plan, with allowance for elevated pH due to excessive photosynthesis. Elevated pH is especially problematic in combination with high ammonia-nitrogen.
Orthophosphate-P (mg/L)	2.0	USEPA Multi-sector General Permit
Nitrate-N (mg/L)	10.0	Basin Plan and drinking water standards
Ammonia-N (mg/L)	1.0	Based on workgroup experience. May also consider unionized ammonia fraction
Surfactants (MBAS) (mg/L)	1.0	Basin Plan with allowance based on workgroup field experience and possible field reagent interferences
Turbidity (NTU)	Best Professional Judgment	WQOs relevant to inland surface waters are not available. Base judgment on channel type and bottom, time since last rain, background levels, and most importantly visual observations (e.g. unusual color and lack of clarity), and unusual odors.
Temperature (°C)	Best Professional Judgment	Base judgment on season, air temperature, channel type, shading, etc.
Conductivity (mS/cm)	Best Professional Judgment	Values >5 mS/cm may indicate IC/ID however; EC maybe highly elevated in some regions due to high TDS groundwater exfiltration to surface water, mineral dissolution, drought, and sea water intrusion. Values < 0.75 mS/cm may indicate excessive potable water discharge or flushing.
Laboratory Analytes	Action Levels	Source / Notes
Oil and Grease (mg/L)	15	USEPA Multi-sector Federal Permit. If petroleum sheen is observed, the sample should be collected from the surface. Visual observations may justify immediate investigation.
Diazinon (µg/L)	0.5	Response to Diazinon and Chlorpyrifos levels above 0.5 µg/L should focus education and outreach to potential dischargers in the targeted drainage basin.
Chlorpyrifos (µg/L)	0.5	Highly elevated levels should be investigated aggressively as with other potential IC/IDs.
Dissolved Cadmium (µg/L)	California Toxic Rule	Use California Toxics Rule, 1-hour criteria to determine appropriate action level for individual samples. Table provides benchmarks based on hardness and dissolved metals concentrations, For example, at 300 mg/L hardness the following action levels would apply: Cd – 14ppb; Cu – 38ppb; Pb – 209 ppb; and Zn – 297 ppb.
Dissolved Copper (µg/L)	California Toxic Rule	
Dissolved Lead (µg/L)	California Toxic Rule	
Dissolved Zinc (µg/L)	California Toxic Rule	
Total Coliform (MPN/100mL)	130,000	Action levels based on Copermittee Dry Weather Monitoring levels 2009.
Fecal Coliform (MPN/100MmL)	13,000	
Enterococcus (MPN/100ml)	7,000	

Attachment-2



Attachment-3

San Diego Stormwater Copermittees Dry Weather Monitoring Field Datasheet

Routine Investigation

IC/ID Follow-Up For _____

GENERAL SITE DESCRIPTION

(NAD 83 decimal degrees to 5th place)

Site ID		Latitude		Watershed	Hydrologic Unit	
Location		Longitude			Hydrologic Area	
Date		TB Page			Hydrologic Subarea (Optional)	
Time		Observer		Discharge Area (Optional)		

Land Use (Primary)
(Check one only) Residential Commercial Industrial Agricultural Parks Open

Land Use (Secondary)
(Optional, greater than 10%) Residential Commercial Industrial Agricultural Parks Open None

Conveyance
(Check one only) Manhole Catch Basin Outlet Concrete Channel Natural Creek Earthen Channel Curb/Gutter

ATMOSPHERIC CONDITIONS

Weather Sunny Partly Cloudy Overcast Fog
Tide N/A Low Incoming High Outgoing **Tide Height:** _____ ft.
Last Rain > 72 hours < 72 hours
Rainfall None < 0.1" > 0.1"

RUNOFF CHARACTERISTICS

Odor None Musty Rotten Eggs Chemical Sewage Other
Color None Yellow Brown White Gray Other
Clarity Clear Slightly Cloudy Opaque Other
Floatables None Trash Bubbles/Foam Sheen Fecal Matter Other
Deposits None Sediment/Gravel Fine Particulates Stains Oily Deposits Other
Vegetation None Limited Normal Excessive Other
Biology None Insects Algae Fish Snails Mussels/Barnacles Insect/Algae Insect/Snail Other

Water Flow Flowing Ponded Dry Tidal
Does the storm drain flow reach the Receiving Water? Yes No N/A
Evidence of Overland Flow? Yes No Irrigation Runoff Other: _____
Photo Taken Yes No **Photo #** _____

Field Screening Samples Collected? Yes No

Water Temp (°C)		NH ₃ -N (mg/L)		NO ₃ -N (mg/L)		Ortho-PO ₄ (mg/L)	
pH (pH units)		TURB (NTU)		COND (mS/cm)			

Analytical Lab Samples Collected? Yes No

FLOW ESTIMATION WORKSHEETS

Flowing Creek or Box Culvert			Filling a Bottle or Known Volume			Flowing Pipe		
Width		ft	Volume		mL	Diameter		ft
Depth		ft	Time to Fill		sec	Depth		ft
Velocity		ft/sec	Flow		gpm	Velocity		ft/sec
Flow		gpm				Flow		gpm

COMMENTS: _____

Attachment-4

2011 Trash Assessment Form

SITE ID: _____ DATE: _____

LOCATION: _____ TIME: _____

Observer: _____

Previous Trash Assessment Rating (if applicable): _____

Estimated Area of Assessment L x W (ft): _____

Amount and Extent of Trash	
EVALUATION OF TRASH INCLUDES*: <input type="checkbox"/> MS4 <input type="checkbox"/> RECEIVING WATER <input type="checkbox"/> BOTH	
<input type="checkbox"/> Optimal	On first glance, no trash visible. Little or no trash (<10 pieces) evident when evaluated area is closely examined for litter and debris.
<input type="checkbox"/> Suboptimal	On first glance, little or no trash visible. After close inspection small levels of trash (~10-50 pieces) evident in evaluated area.
<input type="checkbox"/> Marginal	Trash is evident in low to medium levels (~51-100 pieces) on first glance. Evaluated area contains litter and debris. Evidence of site being used by people: scattered cans, bottles, food wrappers, blankets, or clothing present.
<input type="checkbox"/> Submarginal	Trash distracts the eye on first glance. Evaluated area contains substantial levels of litter and debris (>100- 400) . Evidence of site being used frequently by people: many cans, bottles, food wrappers, blankets, or clothing present.
<input type="checkbox"/> Poor	Site is significantly impacted by trash. Evidence of trash accumulation behind a constriction point or evidence of excessive dumping. Evaluated area contains substantial levels of litter and debris (>400 pieces).

* In areas where receiving water is accessible and adjacent to dry weather site, trash evaluation must include receiving water.

Site Evaluation for Potential Threat to Human Health and/or Aquatic Health (applies to area of assessment)	
<input type="checkbox"/> Potential Threat to Human Health	Presence of more than one of, or a combination of the following items: hypodermic needles or other medical waste; used diapers, animal waste, or human feces; any toxic substance such as chemical containers, vehicle batteries, or fluorescent light bulbs. Alternatively high prevalence of any one item (e.g. Greater than 50 items that present a puncture or laceration hazard); or observations of mosquito larvae directly observed in water ponded due to trash. All subject to best professional judgment. Describe potential threat on back of form.
<input type="checkbox"/> Potential Threat to Aquatic Health	Large amount* of persistent, buoyant litter such as: hard or soft plastics, balloons, Styrofoam (equivalent to a cup), or large amount of settleable, degradable and nontoxic debris; cigarette butts. Presence of more than one of, or a combination of the following items: toxic items such as vehicle batteries, or spray cans; any evidence large clumps of yard waste from landscape maintenance such as yard waste or dumped leaf litter (not naturally occurring). All subject to best professional judgment. Describe potential threat on back of form. *Large amount is defined as

Attachment-4

	50 pieces or more.
--	--------------------

- Complete the following section for Submarginal, and Poor Evaluations ONLY

Type	Ranking or Count by Type *	Potential Route (check up to 2)				Potential Source (check up to 2)						
		Dumping	Littering	Upstream	Unable to determine	Household	Construction	Commercial	Industrial	School	Transient	Unable to determine
Automotive												
Biohazard Waste												
Business Related												
Cigarette Butts												
Construction												
Fabric/Clothing												
Food Packaging												
Food Waste												
Household												
Shopping Carts												
Toxic												
Yard Waste												

* Only rank the types of trash present in evaluated area from 1 through 12 (1 is most prevalent – 12 is least prevalent). DO NOT rank types of trash that are not present in evaluated area.

Comments: _____

Attachment 7-4

ICID Investigations 2010-11

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-1	7/1/2010	General Public-Hotline	Water leak from meter box	Potable Water	568 5th Street	Otay River	Yes	Residential	Yes					Assisted resident in getting water turned off and Cal Am to fix issue.
2011-2	7/1/2010	PW-Field	Sewer Spill	Sewer Spill	945 13th St	Tijuana River	Yes	Residential	Yes		7/1/2010	Yes	\$209.92	Cleaned spill and issued NOV
2011-3	7/7/2010	City Hall	Construction BMPs not in place	Construction Debris	1320 Seacoast Dr	Tijuana River	Yes	Construction	Yes		7/7/2010			Issued stop work notice and required cleanup of site
2011-4	7/8/2010	General Public-In Person	Illegal Laundry Connection	Wash Water	933 7th St	Otay River	Yes	Residential	Yes		7/8/2010			Issued NOV and had resident remove the connection
2011-5	7/13/2010	PW-Field	Excessive sediment from parking area	Sediment	572 and 574 10th	Otay River	Yes	Residential	Yes					Verbal warning issued and mess cleaned up by resident
2011-6	7/14/2010	PW-Field	Excessive pet waste behind property	Pet Waste	1263 Essex St	Tijuana River	Yes	Residential	No	7/15/2010				Sent letter describing issue and waste was cleaned.
2011-7	7/14/2010	General Public-	Fire hydrant leak	Potable Water	3rd and Elkwood	Otay River	Yes	Utility	Yes					Asked Cal Am to fix hydrant

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
		Hotline												
2011-8	7/14/2010	PW-Field	Excessive sediment from school construction site	Sediment	507 Emory St	Otay River	Yes	Schools	Yes		7/22/2010			Construction BMPs installed and streets swept
2011-9	7/19/2010	General Public-Hotline	Pool drain	Sediment	1260 13th St.	Tijuana River	No	Residential	Yes					Educated property owner on proper pool draining
2011-10	7/20/2010	PW-Env	Over irrigation at mf site	Potable Water	590 13th Street	Otay River	Yes	Fixed Commercial	Yes					Irrigation practices modified
2011-11	7/21/2010	General Public-Hotline	Cigarette butts at property	Trash & Debris	234 Date Ave.	Otay River	Yes	Residential	Yes					Asked that butts be picked up
2011-12	7/22/2010	PW-Env	Concrete dump at rail tracks	Construction Debris	11th St. Rail Tracks	Otay River	Yes	Construction	N/A			Yes		Could not identify violator, city cleaned
2011-13	7/27/2010	General Public-Hotline	Storm drain outlet blocked	Organic Waste	426 Cherry Ave	Otay River	N/A	Municipal						City investigated and determined no violation took place.
2011-14	7/29/2010	Sheriff	Milk truck spill going into storm drain	Organic Waste	836 Palm Ave	Otay River	Yes	Fixed Commercial	Yes					Milk was cleaned out of storm drain.
2011-15	8/2/2010	PW-Field	Stockpile in street	Sediment	1030 Holly Ave	Tijuana River	Yes	Residential	Yes					Stockpile removed
2011-16	8/2/2010	PW-Env	Over irrigation at city site	Potable Water	105 Palm Ave	Otay River	Yes	Municipal	Yes					Irrigation practices modified

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-17	8/2/2010	PW-Env	Leaking irrigation	Potable Water	760 13th St	Otay River	Yes	Fixed Commercial	Yes					Irrigation practices modified
2011-18	8/3/2010	PW-Env	Washing motorcycle at auto shop	Wash Water	1333 Palm Ave	Otay River	Yes	Fixed Commercial	Yes		8/4/2010			Practice of washing vehicles was discontinued
2011-19	8/3/2010	PW-Env	Resident washes paint into street	Paint	214 Elm Ave	Otay River	Yes	Residential	Yes			N/A	\$41.95	Resident cleaned up paint
2011-20	8/6/2010	PW-Env	City over sprays water truck	Potable Water	495 10th St	Otay River	Yes	Municipal	Yes					Practice discontinued
2011-21	8/6/2010	PW-Field	Trash company has spill	Trash & Debris	Date Ave. and Seacoast Dr	Otay River	Yes	Utility	N/A					Pollutants removed before arrival
2011-22	8/8/2010	General Public-Hotline	Special event sink discharging directly to storm drain	Wash Water	Elder Ave. and Seacoast Dr	Tijuana River	Yes	Mobile	N/A		8/10/2010			NOV issued
2011-23	8/9/2010	PW-Field	Trash company has spill	Trash & Debris	Date Ave. and Seacoast Dr	Otay River	Yes	Utility	Yes					Trash company removes pollutants
2011-24	8/11/2010	PW-Env	Sand bags busted at auto shop	Sediment	1085 Palm Ave	Otay River	Yes	Fixed Commercial	Yes		8/11/2010			Bags removed
2011-25	8/11/2010	City Hall	No BMPs at construction	Construction Debris	1174 Seacoast Dr	Tijuana River	Yes	Construction	Yes		8/11/2010			BMPs installed
2011-26	8/11/2010	PW-Field	Sediment spreading from dirt driveway	Sediment	1421 Hemlock Ave	Tijuana River	Yes	Residential	No		8/19/2010			Driveway paved
2011-27	8/12/2010	Code Enforcement	Sediment spreading from property without BMPs	Sediment	847 Holly Ave	Tijuana River	Yes	Residential	Yes		8/12/2010			BMPs installed

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-28	8/19/2010	General Public-In Person	Neighbor leaving pet waste	Pet Waste	1086 7th St	Tijuana River	Yes	Residential	Yes					asked neighbor to pick up pet waste
2011-29	8/19/2010	PW-Field	Vehicle leaking excessive fluids	Auto Fluids	553 Emory St	Otay River	Yes	Residential	Yes					fluids removed
2011-30	8/24/2010	General Public-Hotline	Motor home dumps sewage in alley	Sewer Spill	716 Basswood Ave	Otay River	No	Fixed Commercial	No	8/26/2010				Send letter making property owner aware of complaint and issues
2011-31	8/26/2010	PW-Field	Power washing at auto body	Wash Water	989 Palm Ave	Otay River	Yes	Fixed Commercial	Yes		8/26/2010			Power washing discontinued
2011-32	8/31/2010	PW-Env	Hot tub dumped in gravel alley	Sediment	1018 Emory St	Tijuana River	Yes	Residential	Yes					Educated property owner on proper pool draining
2011-33	8/31/2010	PW-Field	BMPs at construction site not installed	Sediment	749 Oneonta Ave	Tijuana River		Residential	Yes		9/8/2010			BMPs installed
2011-34	9/7/2010	PW-Field	Hydrant leak on Seacoast Dr.	Sediment	106 Evergreen Ave	Otay River	Yes	Utility	Yes					hydrant fixed
2011-35	9/17/2010	PW-Field	Vehicle leaking oil in the right of way	Oil & Grease	533 Emory Street	Tijuana River	Yes	Residential	Yes					Mess cleaned
2011-36	9/20/2010	PW-Env	BMPs are spilling at construction site due to lack of maintenance	Sediment	1174 Seacoast Dr	Tijuana River	Yes	Construction	Yes		9/20/2010			BMPs cleaned up

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-37	9/20/2010	PW-Env	Power washing driveway and wall	Wash Water	1302 5th St	Tijuana River	Yes	Residential	Yes					Resident discontinued power washing
2011-38	9/20/2010	General Public-Hotline	vehicle leaking oil in the right of way	Oil & Grease	704 Seacoast	Otay River	Yes	Fixed Commercial	N/A			Yes		Person drove off before City cleanup.
2011-39	9/20/2010	PW-Field	Pool draining excessive	Pool Water	1460 Louden Lane	Tijuana River	Yes	Residential	No	9/20/2010				Educated property owner on proper pool draining
2011-40	9/20/2010	City Hall	Building division BMPs required	Construction Debris	800 Seacoast dry	Otay River	Yes	Construction	Yes		9/20/2010			Building division required BMPs to be installed
2011-41	9/21/2010	PW-Field	Vehicle repair in street	Auto Fluids	10th Street End	Otay River	Yes	Mobile	Yes					Vehicle owner removed vehicle for repair.
2011-42	9/21/2010	PW-Field	Vehicle parked off parking area	Sediment	1260 Elder Ave	Otay River	Yes	Residential	Yes					Vehicle removed from yard
2011-43	9/25/2010	Sheriff	Vehicle involved in collision leaks fluids	Auto Fluids	1232 Elder Ave	Otay River	Yes	Mobile	Yes		9/27/2010			Vehicle owner required to remove debris and fluids from accident.
2011-44	9/29/2010	PW-Env	Green waste and debris left on corner	Trash & Debris	1210 Ebony Ave	Tijuana River	Yes	Residential	Yes					Asked owner via phone to remove debris
2011-45	9/29/2010	PW-Env	Trash and debris left in alley and BMPs not installed	Trash & Debris	1266 Imperial Beach Blvd	Tijuana River	Yes	Fixed Commercial	Yes		9/30/2010			NOV to fix issues was ineffective. Stop work worked

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-46	9/29/2010	City Hall	Pile of wood chips not covered in yard	Construction Debris	1431 East Ln	Tijuana River	Yes	Residential	Yes		9/30/2010			NOV to implement BMPs
2011-47	9/29/2010	Code Enforcement	Dirt from dirt yard needs to be controlled	Sediment	823-825 Florida St.	Tijuana River	Yes	Fixed Commercial	Yes		9/29/2010			Sediment BMPs installed
2011-48	10/1/2010	PW-Field	Paint being washed into the gutter	Paint	1046 Seacoast Dr	Tijuana River	Yes	Fixed Commercial	Yes					Asked that paint be removed and the owner complied
2011-49	10/7/2010	Code Enforcement	Construction BMPs not in place	Construction Debris	1230 Seacoast Dr	Tijuana River	Yes	Fixed Commercial	Yes		10/7/2010			Owner cleaned mess and implemented BMPs
2011-50	10/12/2010	PW-Field	Vehicle leaking oil in the right of way	Oil & Grease	490 Emory	Otay River	Yes	Mobile	No			Yes		City cleanup no direct proof of violator
2011-51	10/15/2010	PW-Field	Excessive irrigation at property	Over Irrigation	182 Elkwood	Tijuana River	Yes	Fixed Commercial	Yes					Warned owner of issue and had water turned off.
2011-52	10/15/2010	PW-Env	No BMPs at construction	Multiple	603 Delaware St	Otay River	Yes	Residential	Yes		10/15/2010			Issued NOV and achieved compliance
2011-53	10/21/2010	PW-Env	Spilled BMPs at NEWest site	Sediment	Oneonta Street End	Tijuana River	Yes	Construction	Yes					Bmps improved
2011-54	10/25/2010	PW-Env	Excessive trash	Trash & Debris	1141 13th St	Tijuana River	Yes	Fixed Commercial	Yes					Trash removed
2011-55	10/27/2010	General Public-In Person	Over irrigation regularly at mf site	Over Irrigation	588 8th St	Otay River	Yes	Fixed Commercial	Yes	10/29/2010				Irrigation practices modified
2011-56	11/1/2010	PW-Field	Construction BMPs not in place	Sediment	1430 Connecticut St	Tijuana River	Yes	Construction	Yes		11/1/2010			BMPs installed

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-57	11/2/2010	General Public-In Person	Trash and debris from tenant move out	Trash & Debris	1294 Florence St	Tijuana River	Yes	Residential	Yes					debris and oil removed
2011-58	11/2/2010	Code Enforcement	debris left onsite	Trash & Debris	137 Evergreen Ave	Tijuana River	Yes	Residential	Yes		11/2/2010			Debris removed
2011-59	11/12/2010	PW-Env	Sawcutting wood occurring in street without BMPs	Construction Debris	971 Hemlock Ave.	Tijuana River	Yes	Construction	Yes					Moved operations to property and took necessary precautions
2011-60	11/8/2010	General Public-Online	debris left at property	Trash & Debris	1247 Georgia St	Tijuana River	Yes	Residential	Yes					Debris removed
2011-61	11/15/2010	General Public-Hotline	Trash company has spill	Trash & Debris	553 12th St	Otay River	Yes	Utility	Yes					debris removed before arrival
2011-62	11/16/2010	Code Enforcement	Charity car washing at towing shop	Wash Water	1085 Palm Ave	Otay River	Yes				11/18/2010			Asked that charity car washes be limited and that measures be taken to reduce runoff
2011-63	11/16/2010	PW-Field	Water leak from pavement at city hall	Potable Water	825 Imperial Beach BLVD	Tijuana River	Yes	Utility	Yes					Water company fixed leak
2011-64	11/18/2010	PW-Env	Employees hosing down site	Wash Water	1056 13th St.	Tijuana River	Yes	Fixed Commercial	Yes		11/18/2010		\$200.00	Practice discontinued
2011-65	11/22/2010	General Public-Hotline	Illegal connections	Trash & Debris	1124 Connecticut St	Tijuana River	Yes	Residential	Yes	12/9/2010				ongoing
2011-66	11/22/2010	General Public-Hotline	Illegal curb Connections	Trash & Debris	831 Holly Ave	Tijuana River	Yes	Residential	Yes	12/9/2010				ongoing

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-67	11/23/2010	PW-Field	Power washing at bar	Wash Water	995 Palm Ave	Otay River	Yes	Fixed Commercial	Yes		11/23/2010			Power washing discontinued
2011-68	12/1/2010	Code Enforcement	Cleanout cap is of wrong type	Unknown	1257 East Ln	Tijuana River	Yes	Residential	N/A					Added to code enforcement case against property
2011-69	12/1/2010	General Public-Hotline	Grease bubbling up from under fence next door	Oil & Grease	189 Palm Ave	Otay River	Yes	Fixed Commercial	Yes	12/1/2010				Restaurant cleaned up grease and removed vegetation covered in grease.
2011-70	12/7/2010	General Public-Hotline	power washing outside of building	Wash Water	642 Ocean Lane	Otay River	Yes	Fixed Commercial	N/A		12/7/2010			Ordered power washing to stop without proper BMPs
2011-71	12/8/2010	General Public-Hotline	Car insides kept open without cover	Auto Fluids	1131 14th St	Tijuana River	N/A	Residential	N/A					Code enforcement handled ava case
2011-72	12/8/2010	PW-Env	Paint washed into storm drain	Paint	552-554 11th	Otay River	Yes	Fixed Commercial	Yes	12/8/2010				sent letter asking for better painting
2011-73	12/13/2010	PW-Field	Stockpiles in public right of way	Sediment	1227 5th St	Otay River	Yes	Residential			12/14/2010			Stockpiles removed and covered
2011-74	12/20/2010	PW-Field	Ground pump at church site	Dewatering	1439 Imperial Beach Blvd	Tijuana River	No	Fixed Commercial	N/A					Site is determined to meet conditional waiver 2 low threat

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-75	12/20/2010	General Public-Hotline	channel flooding	Organic Waste	426 Cherry Ave	Otay River	Yes	Municipal	Yes					Public works crew cleared channel
2011-76	12/20/2010	PW-Env	flooding at NEWest site	Sediment	Oneonta Dead End	Otay River	Yes	Construction	Yes					Obstructions cleared to allow for storm water flow.
2011-77	12/21/2010	Code Enforcement	Dirt from dirt yard needs to be controlled	Sediment	1010 10th	Tijuana River	Yes	Residential	Yes		12/7/2010			admin cite issued to repair driveway
2011-78	12/21/2010	PW-Field	Sediment leaching from BMPs at home construction site	Sediment	1022 Elm Ave	Otay River	Yes	Construction	Yes					BMPs were upgraded on request
2011-79	1/4/2011	Code Enforcement	Sediment and other debris due to lack of BMPs at construction	Sediment	924 Holly Ave	Tijuana River	Yes	Construction	Yes		1/7/2011			BMPs upgraded
2011-80	1/5/2011	General Public-Hotline	Sewer spill at apartment complex	Sewer Spill	552 11th St	Otay River	Yes	Fixed Commercial	Yes		1/6/2011	Yes	\$130.24	Sewer unclogged by plumber and prevented effluent from entering drain.
2011-81	1/12/2011	General Public-Hotline	Sewer spill at apartment complex	Sewer Spill	1348 Iris Ave	Tijuana River	Yes	Fixed Commercial	Yes		1/21/2011	Yes	\$955.60	Sewer unclogged by plumber and prevented some effluent from entering drain.
2011-82	1/19/2011	PW-Field	Sediment at AT&T Utility box	Sediment	907 8th St	Otay River	Yes	Utility	Yes					Asked AT&T to have contractor clean mess

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-83	1/24/2011	PW-Env	Power washing trash area	Trash & Debris	1079 Seacoast Dr	Tijuana River	Yes	Fixed Commercial	Yes					Asked staff to discontinue power washing
2011-84	1/24/2011	PW-Field	Water from steam tank dumped onto street	Wash Water	8th St. and Imperial Beach Blvd.	Tijuana River	Yes	Construction	Yes		1/27/2011	Yes		Larry Martin asked San Con not to dump water. This was done anyway and an NOV was issued per contract agreement.
2011-85	1/26/2011	General Public-Hotline	Used oil left at shopping center	Oil & Grease	779 Palm Ave	Otay River	Yes	Mobile	N/A					Picked up oil and dropped it at City generated hazardous waste bay. We own the building
2011-86	1/27/2011	PW-Field	No BMPs at driveway project	Construction Debris	1136 East Lane	Tijuana River	Yes	Residential	Yes		1/27/2011	No		Ordered cleanup of all tracked materials.
2011-87	2/7/2011	PW-Field	Vehicle leaking oil in the right of way	Oil & Grease	1111 Georgia St.	Tijuana River	Yes	Mobile	No		2/7/2011	No		Ordered cleanup of liquid and proper BMPs.

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-88	2/10/2011	PW-Env	Sediment spreading from un supervised vacant lot.	Sediment	555 Florence St	Otay River	Yes	Residential	Yes		2/14/2011			Phoned and sent letter to property owner and asked them to clean lot.
2011-89	2/17/2011	PW-Field	Sewer spill at apartment complex	Sewer Spill	777 Seacoast Dr	Otay River	Yes	Fixed Commercial	Yes		2/18/2011	Yes	\$430.03	Issued NOV and charged a cost recovery. Also cleaned up spill.
2011-90	2/24/2011	PW-Env	Waste left at parking lot including haz waste container filled with trash	Trash & Debris	62520107	Otay River	Yes	Fixed Commercial	Yes					Owners cleaned up waste
2011-91	2/26/2011	General Public-Hotline	Fire hydrant replacement leaves mess	Sediment	DOWNING St. AND GROVE Ave.	Tijuana River	Yes	Utility	Yes					Asked water company to clean up mess.
2011-92	3/1/2011	PW-Field	Car wash project tracking sediment	Sediment	1440 Palm Ave	Otay River	Yes	Construction	Yes		3/2/2011	No		Required use of better BMPs in conjunction with the City of San Diego.
2011-93	3/9/2011	PW-Env	Apartment complex contractors washing concrete into storm drain	Construction Debris	1001 Calla Ave	Otay River	Yes	Construction	Yes		3/2/2011	Yes		Told workers to discontinue washing the material immediately and to remove items from the drain.

IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-94	3/10/2011	PW-Env	Trash violations at commercial building	Trash & Debris	1070 13th St	Tijuana River	Yes	Fixed Commercial	Yes		3/10/2011	No		Trash was picked up at our request and dumpsters remained closed
2011-95	3/10/2011	PW-Env	Trash violations at commercial building	Trash & Debris	1293 Imperial Beach BLVD	Tijuana River					3/10/2011	No		Trash was picked up at our request and dumpsters remained closed
2011-96	3/14/2011	PW-Field	Sediment from irrigation requires correction	Sediment	1380 Iris Ave	Tijuana River	Yes	Residential	Yes		3/16/2011			Property owner installed barrier to prevent further issue.
2011-97	3/15/2011	PW-Field	Objects and sediment in right of way without BMPs	Sediment	780 7th St	Otay River	Yes	Construction	Yes		3/15/2011			Issued NOV and required cleanup
2011-98	3/16/2011	PW-Env	Trash violations at MF Complex	Trash & Debris	1446 15th St	Tijuana River	Yes	Fixed Commercial	No		3/16/2011			Issued NOV and required cleanup
2011-99	3/16/2011	PW-Env	Trash violations at MF Complex	Trash & Debris	1491 14TH St.	Tijuana River	Yes	Fixed Commercial	No					Issued NOV and required cleanup
2011-100	3/16/2011	PW-Env	Trash violations at MF Complex	Trash & Debris	1492 Iris Ave.	Tijuana River	Yes	Fixed Commercial	No					Issued NOV and required cleanup
2011-101	3/17/2011	PW-Env	Multiple violations for commercial building	Multiple	805 Seacoast Dr	Otay River	Yes	Fixed Commercial	Yes		3/21/2011			Issued NOV for violations
2011-102	3/18/2011	Code Enforcement	Van leaking fluids	Oil & Grease	1363 13th St. #6	Tijuana River	Yes	Fixed Commercial	Yes		3/22/2011	Yes		City cleaned up spill and NOV issued

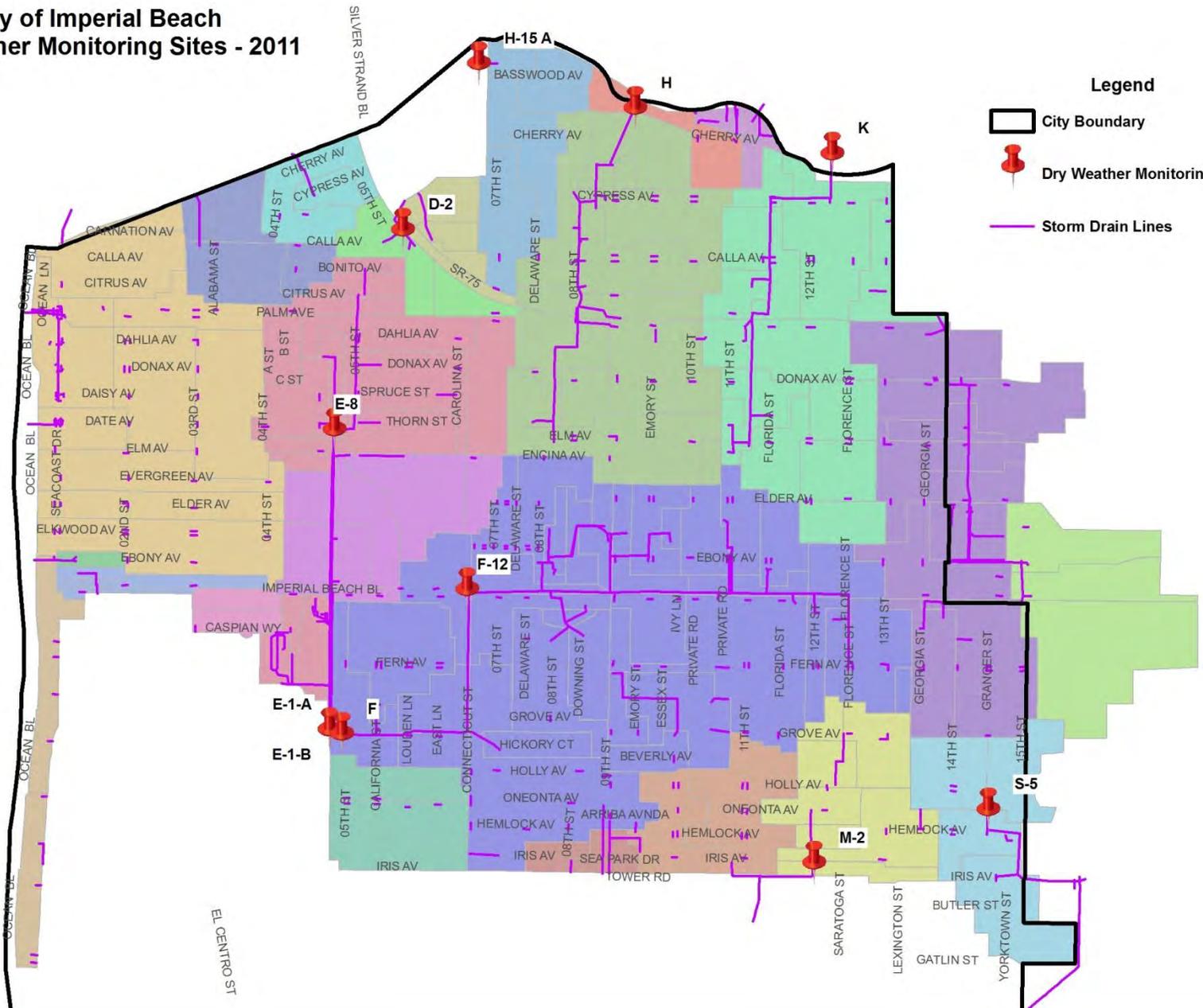
IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-103	3/22/2011	PW-Field	Washing excessive sediment from off road vehicle	Sediment	827 9th St	Otay River	Yes	Residential	Yes		3/22/2011			Issued NOV for violations
2011-104	3/24/2011	General Public-Hotline	Trash left in alley and overflowing dumpster	Trash & Debris	142 Imperial Beach Blvd.	Tijuana River	Yes	Residential	Yes					Trash removed
2011-105	3/24/2011	General Public-Hotline	Sediment from residential home building project	Sediment	1022 Elm Ave	Otay River	Yes	Construction	Yes		3/28/2011			Issued verbal warning and NOV
2011-106	3/28/2011	General Public-Hotline	Bad irrigation practices	Over Irrigation	615 9th St	Otay River	Yes	Fixed Commercial	No		3/28/2011			Issued NOV letter
2011-107	3/29/2011	General Public-Hotline	Painting curbs without BMPs or authority	Paint	569 12th St.	Otay River	Yes	Residential	Yes		3/29/2011			Red curb returned to normal with BMPs in place
2011-108	4/7/2011	General Public-Hotline	Sewer spill at apartment complex	Sewer Spill	642 Ocean Ln	Otay River	Yes	Fixed Commercial	Yes					Plumber cleaned up after being told to do so by residents
2011-109	4/11/2011	PW-Field	Vehicle leaking fluids in the right of way	Auto Fluids	1386 Hemlock	Tijuana River	Yes	Residential	N/A					Could not identify violator, city cleaned
2011-110	4/11/2011	General Public-Hotline	Vehicle leaking fluids in the right of way	Auto Fluids	198 Citrus Ave	Otay River	Yes	Residential	Yes					Residents cleaned up oil
2011-111	4/11/2011	PW-Env	Sediment spreading on street due to lack of BMPs	Sediment	775 13th St.	Otay River	Yes	Construction	Yes					Bmps used to finish project
2011-112	4/12/2011	PW-Field	Paint being washed into the storm drain	Paint	1046 Seacoast Dr	Tijuana River	Yes	Fixed Commercial	Yes		4/12/2011	Yes	\$241.38	City cleaned spill and charged cost recovery.

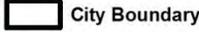
IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-113	4/13/2011	PW-Field	Porta potty turned over in street	Sewer Spill	836 Palm Ave. (rear)	Otay River	Yes	Fixed Commercial	Yes		4/13/2011	Yes	\$130.20	City cleaned spill and charged cost recovery.
2011-114	4/19/2011	PW-Field	Red curbs painted illegally on street	Paint	1450 14th St	Otay River	Yes	Residential	Yes		4/20/2011	Yes	\$127.80	Restored curb and charged cost recovery.
2011-115	4/19/2011	PW-Field	Concrete pumper spilled sediment into street	Sediment	152 Dahlia Ave	Otay River	Yes	Construction	Yes		4/19/2011	Yes	\$163.07	City removed sediment and concrete from storm drain
2011-116	4/20/2011	PW-Env	Red curbs painted illegally on street	Paint	1373 Hemlock Ave	Tijuana River	Yes	Fixed Commercial	Yes		4/21/2011			Owner rep removed paint
2011-117	4/20/2011	PW-Env	Red curbs painted illegally on street	Paint	1487 Hemlock Ave	Tijuana River	Yes	Residential	Yes		4/21/2011			Resident removed paint
2011-118	4/20/2011	PW-Env	Red curbs painted illegally on street	Paint	1407 Hemlock Ave	Tijuana River	Yes	Fixed Commercial	Yes		4/21/2011			Owner rep removed paint
2011-119	4/27/2011	PW-Env	Commercial restaurants violations	Oil & Grease	1183 13th St	Tijuana River	Yes	Fixed Commercial	Yes		4/28/2011			Owners cleaned up mess
2011-120	4/27/2011	PW-Env	Commercial restaurants violations	Oil & Grease	1205 Palm Ave	Otay River	Yes	Fixed Commercial	Yes		4/28/2011			Owners cleaned up mess
2011-121	4/28/2011	PW-Env	Commercial restaurants violations	Trash & Debris	690 Hwy 75	Otay River	Yes	Fixed Commercial	Yes		4/28/2011			Owners cleaned up mess
2011-122	4/29/2011	PW-Field	Trash overflowing containers	Trash & Debris	639 7th St.	Otay River	Yes	Fixed Commercial	Yes		4/29/2011			Mess cleaned

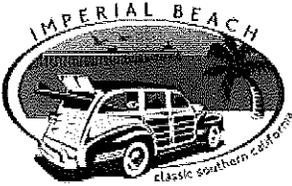
IDIC NUMBER	DATE	REFERRAL SOURCE	COMPLAINT/OBSERVATION DESCRIPTION	CONSTITUENT	LOCATION	RECEIVING WATER	VIOLATION VERIFIED	VIOLATOR TYPE	VERBAL WARNING	INFORMATIVE LETTER (Date)	NOV (Date)	CITY CLEANUP	COST RECOVERY AMOUNT	CORRECTIVE ACTIONS IMPLEMENTED
2011-123	5/16/2011	PW-Field	Sewer Spill	Sewer Spill	533 Delaware St	Otay River	Yes	Residential	Yes		5/16/2011		\$32.71	City cleaned spill and charged cost recovery.
2011-124	5/17/2011	General Public-Hotline	Sewer Spill	Sewer Spill	940 Calla Ave	Otay River	Yes	Fixed Commercial	Yes		5/17/2011			Resident cleaned spill by putting sewage into storm drain. They had called after the fact to report the spill.
2011-125	5/24/2011	PW-Env	Power washing sidewalk causing runoff	Wash Water	1095 Emory St.	Tijuana River	Yes	Residential	Yes					Resident Stopped Power Washing
2011-126	6/27/2011	PW-Field	Pool Draining-Legal	Pool Water	937 IB Blvd	Tijuana River	No	Residential	N/A					No violation.
2011-127	6/30/2011	PW-Field	Preschool running water slide without BMPs to prevent excessive runoff	Potable Water	608 10th St	Otay River	Yes	Fixed Commercial	Yes		6/30/2011			Told preschool to stop using the waterslide unless runoff could be prevented.

Attachment 7-5

City of Imperial Beach Dry Weather Monitoring Sites - 2011



- Legend**
-  City Boundary
 -  Dry Weather Monitoring Sites
 -  Storm Drain Lines



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*

SUBJECT: OVERVIEW OF PROPOSED ZONING ORDINANCE AND
GENERAL PLAN/LOCAL COASTAL PROGRAM
AMENDMENTS FOR THE COMMERCIAL ZONING REVIEW

BACKGROUND:

In February of 2007, the City executed a contract with EDAW (now AECOM) to conduct a review of the City's Commercial Zoning to analyze and propose ways in which the commercial zoning could be amended to provide for more effective and desirable commercial development to serve the City. After providing recommendations for consideration, the City Council embarked upon a series of focus discussions to determine which recommendations should be considered for implementation. Over most of 2010, the City Council conducted these focus discussions on the proposed Commercial Zoning Review amendments which then resulted in the preparation of summary document that was then to be presented to the public for their input.

On Tuesday, September 28, 2010, and Thursday, October 7, 2010, City staff and consultant team members from AECOM conducted two Community Workshops to present the Commercial Zoning Review Recommendations to the public in order to receive input from the community. On October 20, 2010, staff reported the results of the workshops to the City Council who then provided unanimous support of the final recommendations for future consideration. In supporting the recommendations, the City Council directed staff to negotiate a professional services contract for the preparation and processing of the Zoning Ordinance and General Plan/Local Coastal Program Amendments along with the Environmental Impact Report necessary to adopt the proposed commercial zoning amendments.

On December 1, 2010, the City Council and Redevelopment Agency authorized a contract with AECOM to prepare and process the Zoning and General Plan/Local Coastal Program (GP/LCP) Amendments and Environmental Impact Report (EIR) for the proposed commercial zoning regulations. Since that time, AECOM has been working on these documents and the Draft EIR. Included in the Scope of Services for this contract, is presentation of the proposed Zoning and General Plan Amendments to the City Council prior to circulation of the Draft EIR for public review. This presentation is scheduled for December 7, 2011.

DISCUSSION:

Attached to this staff report is the summary report approved by the City Council after input from the previously-mentioned community workshops and further City Council input. The objective of these proposed Zoning and GP/LCP Amendments is to provide for higher-quality and more

economically-feasible commercial/retail development, both in free-standing and mixed-use developments. The proposed amendments allow for greater design flexibility through reduced parking requirements as well as through incentive-based development regulations that, if approved by the City Council on a project-by-project basis, could allow height increases from 30 to 35 feet and residential density increases from 29 to 36 dwelling units per acre. Additionally, by continuing to allow for beach-front single-family development along Ocean Lane and by requiring minimum setbacks and stepbacks from existing residential uses, the proposed amendments also seek to respect the character and integrity of existing residential development through appropriate development regulations for new development in the City's commercial and mixed-use zones.

The Zoning and GP/LCP Amendments have been drafted based upon the recommendations contained in the attached document. Copies of the Zoning Ordinance and GP/LCP Amendments are included with this staff report in strike-out format (Attachment 2). Hard copies of these documents will be made available to the public if requested. The Draft EIR analyzing potential impacts of the proposed amendments has also been prepared and is almost ready for circulation.

On March 16, 2011, staff provided the City Council with an update on the preparation of the Zoning and GP/LCP Amendment documents and the Draft EIR. At that time, staff reported that the tentative schedule for completion of the documents and circulation of the Draft EIR might result in City Council adoption of the proposed amendments by the end of 2011. Due to staff workload, which resulted in a longer than anticipated staff review of the Screencheck EIR, a more extensive review of the traffic analysis, and extensive coordination between this Draft EIR and the environmental review documents of the Bikeway Village and 9th and Palm projects, the schedule has been extended by several months. The current schedule is as follows:

- January 19, 2012 – Notice of EIR completion to Clearinghouse; Draft EIR and LCP/Zoning Amendments out for 45-day agency and public review
- March 5, 2012 – Comments due on EIR and LCP/Zoning Amendments
- April 17, 2012 – Responses to Comments due; publish Public Hearing notice
- May 16, 2012 – City Council 1st Reading Hearing on LCP/Zoning Amendment and EIR
- June 6, 2012 – City Council 2nd Reading on Amendments/Certification of EIR and adoption of Mitigation and Monitoring Reporting Program and Statement of Overriding Considerations

Because these proposed amendments also require amendment of the City's Local Coastal Program, once adopted by the City Council these documents must then be submitted to the California Coastal Commission for their certification. While this process could take several months after adoption by the City, there is currently a meeting of the Coastal Commission scheduled for the San Diego area October 10-12, 2012. Therefore, staff will work with Coastal Commission staff towards a certification hearing date at this meeting.

During the City Council meeting on December 7, 2011, City staff will present an overview of the proposed Zoning Amendments and AECOM representatives will also be available to respond to any questions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The review of this information is not, in itself, subject to CEQA. However, a Draft Environmental Impact Report (EIR) that analyzes potential impacts of these proposed Zoning and General Plan/Local Coastal Program Amendments is required and has been prepared in accordance with CEQA. The Draft EIR will be circulated for a 45-day agency and public review period in January 2012.

FISCAL IMPACT:

The City was previously authorized to enter into a professional services contract with AECOM in an amount not to exceed \$274,750 for planning and environmental consultant services to prepare and process the required Zoning and GP/LCP Amendments and to prepare and process the required EIR.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive this overview of the proposed Commercial Zoning and General Plan/Local Coastal Program Amendments and provide comments and direction as needed.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Commercial Zoning Review – Recommendations for Zoning, General Plan and Local Coastal Plan Amendments (April 22, 2011)
2. Strike-Out Ordinances

CITY OF IMPERIAL BEACH

COMMERCIAL ZONING REVIEW

RECOMMENDATIONS FOR ZONING, GENERAL
PLAN, AND LOCAL COASTAL PLAN AMENDMENTS

APRIL 22, 2011





Table of Contents

1	Overview.....	1
2	Existing Zoning.....	3
3	Recommended Zoning Code Amendments.....	5
4	Recommended Design Guidelines.....	32
5	Recommended Development Review Process.....	35
6	Recommended General Plan/LCP Amendments.....	35
7	Financial Feasibility.....	36
8	Next Steps.....	38

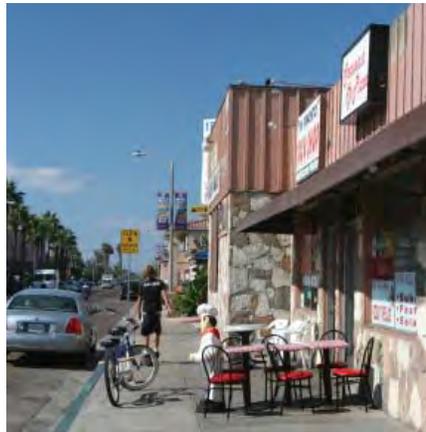
Appendices (Separate Document)

A	Alternative Development Concepts by Study Area
B	Parking Strategy Memo
C	Financial Evaluation Memo

1

Overview

This working paper provides recommendations for Zoning, General Plan, and Local Coastal Plan Amendments for the commercial zones of Imperial Beach. These recommendations were developed following an extensive process of public input, development of prototype design, market analysis, and Zoning Code review.



The major commercial zoning recommendations, discussed in detail in Chapter 3, include the following:

- 15-foot minimum floor to ceiling height for all commercial spaces on the ground floor.
- Residential density and height bonus incentives for qualifying projects.
- Options for setbacks and stepbacks from adjacent residential property.
- Active commercial use requirements to foster pedestrian-oriented development, which also limits residential development on the ground floor.
- Elimination of conditional use permit for mixed-use development.
- Reduced parking requirements for commercial development.

The Imperial Beach City Council reviewed and refined the draft recommendations during a series of public meetings during 2009 and 2010 (see Table 1). The outcome of the City Council discussions are recorded in this document.

Table 1 – Summary of City Council Discussion of Topics Included in Commercial Zoning Review

Date	City Council Discussion Topic
October 26, 2009	Overview discussion including height, density, and Palm Avenue height overlay zone
November 18, 2009	Parking
December 16, 2009	Prototypes, density, floor area ratio, stepbacks, setbacks, and incentives
February 17, 2010	Density, floor area ratio, stepbacks, setbacks, and incentives
March 17, 2010	Floor area ratio and incentives
May 4, 2010	Land use table and definitions
June 2, 2010	Ground floor height and incentives
June 15, 2010	Active commercial use, design guidelines, and new zones
July 13, 2010	Design guidelines
July 21, 2010	Prototypes for Seacoast Drive and Old Palm Avenue
August 4, 2010	Prototype for Seacoast Drive, Old Palm Avenue, and Palm Avenue
August 18, 2010	Additional prototype for Old Palm Avenue and setbacks from residentially zoned properties



2

Existing Zoning

This package of recommendations addresses four study areas of Imperial Beach: Palm Avenue (SR-75), Old Palm Avenue, Seacoast Drive, and 13th Street Corridor.

Each of the four study areas has one or more base zones. In addition to these base zones, the existing Zoning Code describes two overlay zones that promote mixed-use development in specified areas. Generally, the Mixed-Use 1 (MU-1) overlay area is applicable to properties designated as R-1500 zone of the Palm Avenue study area, while the Mixed-Use 2 (MU-2) overlay area is applicable to properties designated as R-1500 zone of the Seacoast Drive study area. The mixed-use overlay zones allow for higher density residential development in areas that would, over time, transition from residential to commercial and mixed-use development.

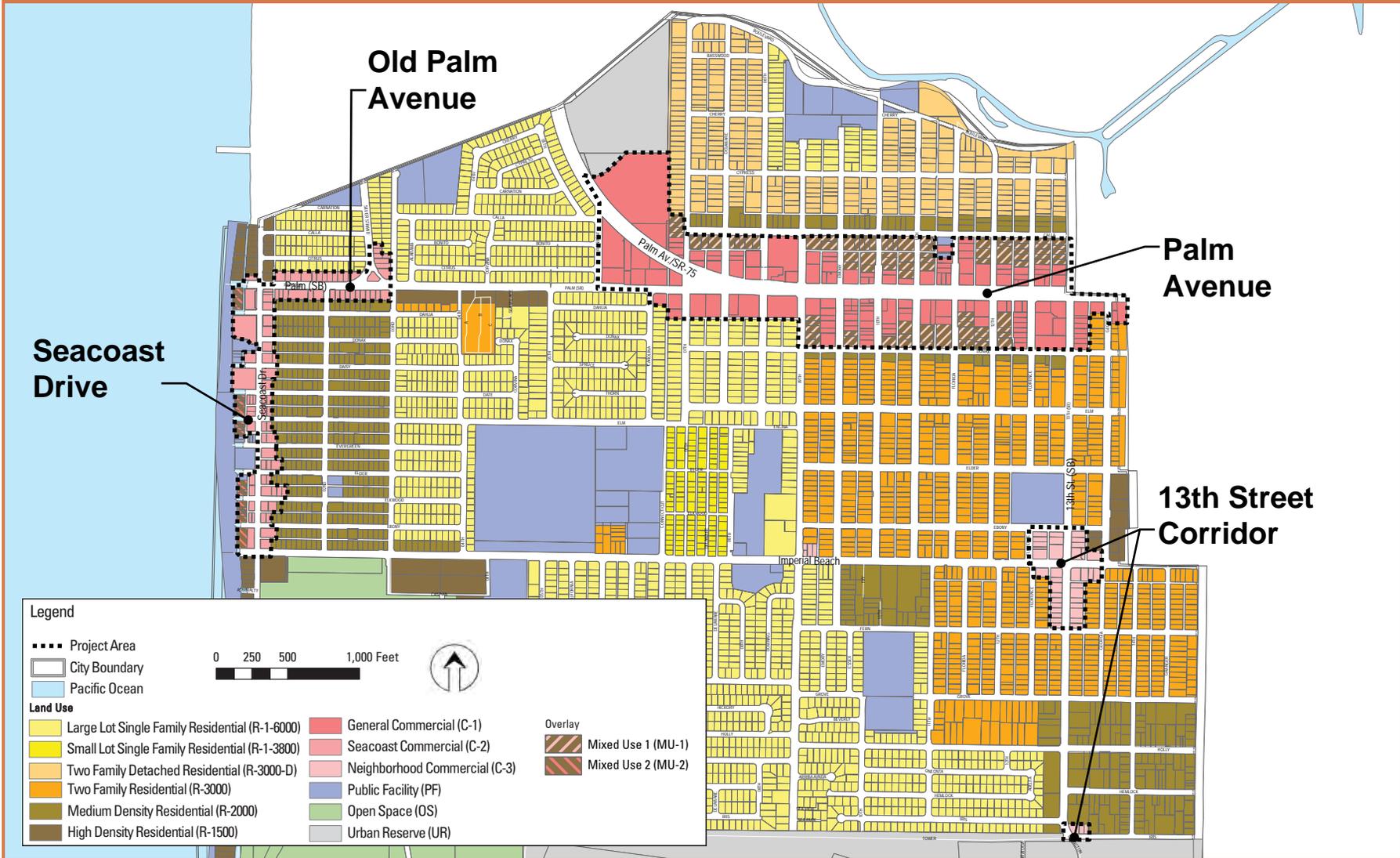
In the existing commercial zones, residential uses are permitted above first-floor commercial uses through the approval of a conditional use permit. Because this is implied and encouraged in the existing commercial zoning area, and because the mixed-use character is implied and encouraged in the existing R-1500 areas with the MU-1 or MU-2 overlay, the intent for development in these areas is similar.

Table 2 summarizes the existing zones and overlays for the study areas, and Exhibit 2 shows the existing zoning applied to the study areas.

Table 2 – Existing Base Zones and Overlays

Study Area	Existing Base Zone	Existing Overlays
Palm Avenue (SR-75)	C-1 General Commercial R-1500 High Density Residential	MU-1 (Mixed-Use 1) overlay primarily within R-1500 area
Old Palm Avenue	C-2 Seacoast Commercial	
Seacoast Drive	C-2 Seacoast Commercial PF – Public Facility R-1500 High Density Residential	MU-2 (Mixed-Use 2) overlay within R-1500 area
13th Street Corridor	C-3 Neighborhood Commercial	

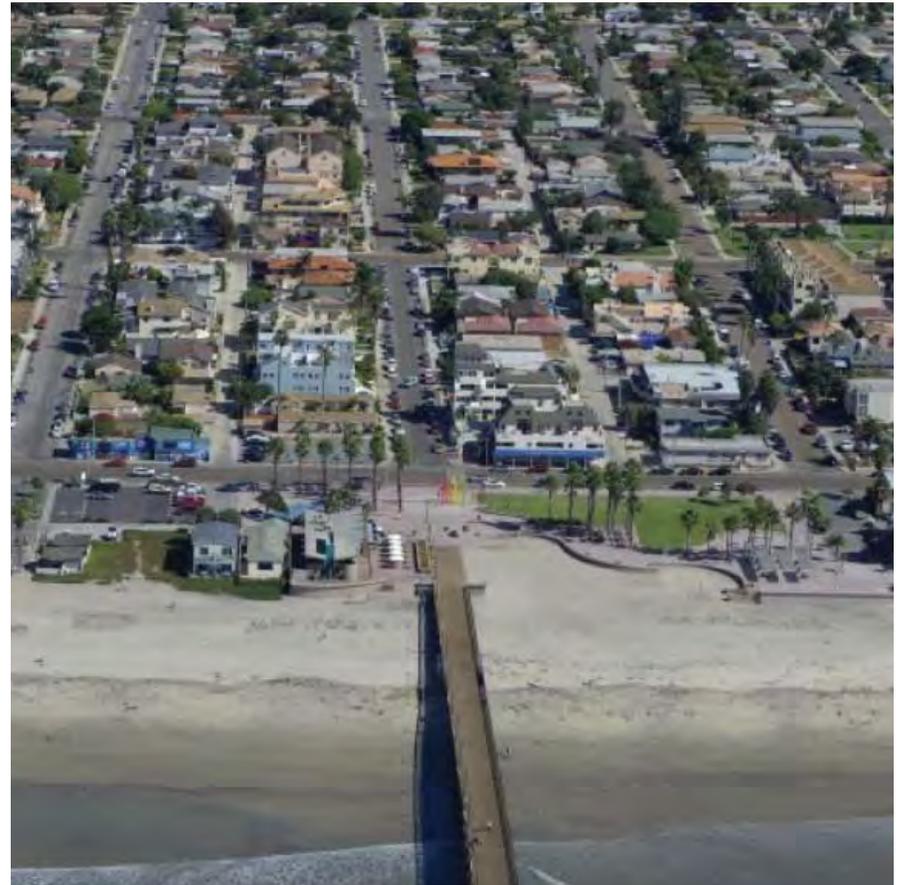
Exhibit 1 – Existing Zoning and Planned Land Use Map



3

Recommended Zoning Code Amendments

The recommended zoning code amendments fall into six categories: a) Zone Changes, b) Development Standards, c) Development Incentives, d) Development Prototypes, e) Parking Standards, f) Use Regulations, and g) Definitions.



3a

Zone Changes

It is recommended that the City redefine the C-1, C-2, and C-3 zones, and MU-1 and MU-2 overlay designations to support cohesive mixed-use development within the study areas.

The areas currently governed by C-1 or R-1500/MU-1 within the Palm Avenue study area should be redefined as “C/MU-1: General Commercial and Mixed-Use.” The areas currently governed by C-2 or R-1500/MU-2 within the Seacoast Drive and Old Palm Avenue study areas should be redefined as “C/MU-2: Seacoast Commercial and Mixed-Use.” The areas currently governed by C-3 within the 13th Street Corridor study area should be redefined as “C/MU-3: Neighborhood Commercial and Mixed- Use.” This redefinition allows for several key accomplishments:

- By bringing “Mixed-Use” into the zone name, it emphasizes the desire by the City for developments with a mixed-use character, while not disallowing purely commercial development.
- By consolidating the C and MU zones, it simplifies the code and encourages consistent development in all areas within each study area.
- By consolidating the zones, it allows for parcel assembly that may otherwise span both zones and could allow for ambiguity in permitted development character. It is consistent with current expectations for development type and intensity in a respective C or MU zone.

In addition, C-3 zoned parcels also exist at the northeast corner of Imperial Beach Boulevard and 9th Street. These parcels are not located in any of the study areas included in the Commercial Zoning Review, and, therefore, are not a part of this project. However, because the project proposes to eliminate the C-3 zone, it is recommended that the City rezone this land from C-3 to R-3000 concurrently with the approval of this project. Refer to the Imperial Beach General Plan for specific requirements for this area.

These recommendations have been incorporated into Exhibit 3 – Proposed Zoning Map.

The Palm Avenue Corridor

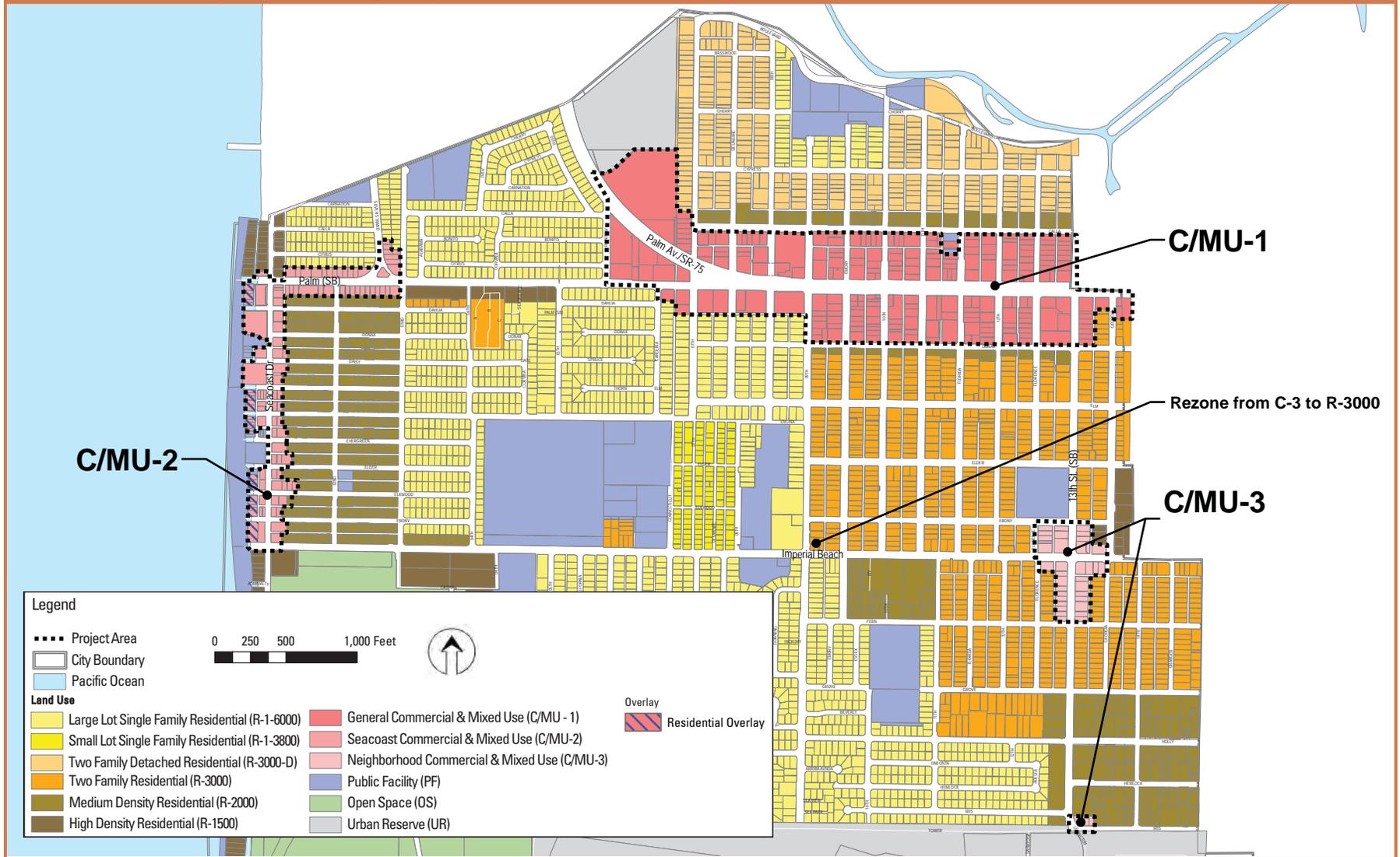
The proposed Zoning Code revisions that apply to the C/MU-1 zone are mindful of the Palm Avenue Commercial Corridor Master Plan project, and are recommended in a manner consistent with the goals and policies of this plan. Some key elements screened for consistency include buffer types, creating a hospitable environment, and creating a focus for priority development near the intersection of 9th Street and Palm Avenue.

Residential Overlay Zone

Within the C/MU-2 zone, the Residential Overlay Zone allows multi-family and single-family residential units. The Residential Overlay Zone is the same boundary as the existing MU-2 overlay zone in the existing C-2 zone. Residential units are permitted by right.

Existing height, setback, and conditional use permit requirements of the existing MU-2 overlay zone will apply in the Residential Overlay Zone.

Exhibit 2 – Proposed Zoning Map



3b

Development Standards

Development standards allow the City to describe the permitted development characteristics of proposed projects to protect the health and safety of surrounding properties and preserve and promote the goals and visions of the respective commercial zones. Development standards may vary between zones, depending on desired character.

The following tables (Tables 3-8) define the existing and proposed standards for the following:

- Minimum active commercial use
- Building height
- First floor height
- Setbacks
- Stepbacks
- Density

New Requirement: Minimum Active Commercial Use

Minimum active commercial use requirements at the ground floor level are recommended as a new development standard to promote mixed-use and commercial developments. By establishing these minimum standards, properties in a given area will develop active, pedestrian-oriented commercial uses as development projects are proposed.

“Active commercial uses” are considered general commercial uses, as permitted in a given district, that are oriented along the street wall facing the main street at ground level. Active commercial uses should be accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Property entrances will be oriented to the street, which will facilitate sidewalk traffic and active streets. The minimum requirements, described in Table 3, are expressed as a percent of total linear frontage, and are applicable to every proposed project.

Active Uses that Generate Pedestrian Activity	
Retail shops	Grocery stores
Restaurants	Bars
Theaters and the performing arts	Personal convenience services
Hotels	Banks
Travel agencies	Child care services
Museums and galleries	Libraries
Commercial recreation and entertainment	

Table 3 – Minimum Active Commercial Use Requirements

Proposed Zone	Former Standard	Proposed Standard
C/MU-1	None in the former C-1 zone	Active commercial uses shall be provided at 60% of the ground floor of all parcels with frontage along Palm Avenue, between 7th Street and Florida Street. As indicated in Table 4, all parcels with frontage along Palm Avenue shall contain commercial uses at the ground floor level a minimum distance of 25 feet from the front property line.
C/MU-2	None in the former C-2 zone	Active commercial uses shall be provided at 60% of the ground floor of all parcels with frontage along Old Palm Avenue and Seacoast Drive.
C/MU-3	None in the former C-3 zone	Active commercial uses shall be provided at 60% of the ground floor of all parcels with frontage along Imperial Beach Boulevard and 13th Street.

Table 4 – Building Height Standards

Proposed Zone	Former Standard	Proposed Standard
C/MU-1	Four-story/40 feet in the former C-1 zone	Four-story/40 feet
C/MU-2	Three-story/30 feet (except hotel uses to 40 feet as part of Specific Plan) in the former C-2 zone	Three-story/30 feet Three-story/35 feet on east side of Seacoast Drive for projects that qualify for performance-based bonus (as described in Section 3e: Development Incentives)
C/MU-3	Two-story/28 feet in the former C-3 zone	Three-story/30 feet Three-story/35 feet for projects that qualify for performance-based bonus (as described in Section 3e: Development Incentives)

Table 5 – First Floor Height

Proposed Zone	Former Standard	Proposed Standard
C/MU-1	None in the former C-1 zone	15-foot minimum floor-to-ceiling height for all commercial spaces on the ground floor 20-foot minimum height requirement for single-story buildings
C/MU-2	None in the former C-2 zone	15-foot minimum floor-to-ceiling height for all commercial spaces on the ground floor 20-foot minimum height requirement for single-story buildings
C/MU-3	None in the former C-3 zone	15-foot minimum floor-to-ceiling height for all commercial spaces on the ground floor 20-foot minimum height requirement for single-story buildings

Table 6 – Setbacks

Proposed Zone	Former Standard	Proposed Standard
C/MU-1	None in the former C-1 zone	General: 0 feet front, 10 feet rear, 5 feet side, 0 feet street side Exception: 15-foot front yard/landscape setback for properties facing Donax or Calla Avenues
C/MU-2	0 feet in the former C-2 zone if lot fronts Seacoast Drive, otherwise none required	0 feet all sides Exception: <ol style="list-style-type: none"> 1. 10-foot rear and/or side yard setback for properties abutting any property zoned R-1-6000; and 2. 5-foot rear and/or side yard setback for properties abutting any property zoned R-2000. For areas within the Residential Overlay, same as existing MU-2 standards.
C/MU-3	None in the former C-3 zone	0 feet front, 10 feet rear, 5 feet side, 0 feet street side

Table 7 – Stepbacks (new requirement)

Proposed Zone	Former Standard	Proposed Standard
C/MU-1	None in the former C-1 zone	5 feet at second floor and 10 feet at third floor for projects abutting residentially zoned property
C/MU-2	For properties fronting Seacoast Drive in the former C-2 zone, front of each building set on property line Second floor: Front yard=5 feet; 60% of frontage may be set back 0 feet Third floor: Front Yard=10 feet; 40% of frontage may be set back 5 feet	5 feet at second floor and 10 feet at third floor for projects abutting residentially zoned property Stepbacks are not required where the 10-foot setback is required or observed for at least 50% of the property line abutting residential property For properties fronting Seacoast Drive, an upper story stepback of 5 to 10 feet is required for a minimum of 50% of street-facing facades along Seacoast Drive
C/MU-3	None in the former C-3 zone	5 feet at second floor and 10 feet at third floor for projects abutting residentially zoned property

Table 8 – Density

Proposed Zone	Former Standard	Proposed Maximum	Proposed Maximum with Performance-Based Density Bonus
C/MU-1	43 dwelling units (DU)/acre in the former C-1 zone	43 DU/acre	N/A
C/MU-2	29 DU/acre in the former C-2 zone	29 DU/acre	Maximum of 36 DU/acre for projects that qualify for performance-based bonus (as described in Section 3f: Development Incentives)
C/MU-3	22 DU/acre in the former C-3 zone	29 DU/acre	Maximum of 36 DU/acre for projects that qualify for performance-based bonus (as described in Section 3f: Development Incentives)

3c

Development Incentives

Development incentives are strategic zoning tools that allow for greater development capabilities within a project in exchange for features that enhance the project and/or benefit the community. A review of a wide range of potential incentives was investigated based on the experiences of other cities. It is recommended that the City consider inclusion of a residential unit density bonus and a height bonus to both improve the quality of projects and allow developers to reach maximum permissible development size.



Residential Density Bonus Incentive

The residential density bonus would allow qualified projects to exceed the base density of 29 dwelling units per acre (DU/acre) in the C/MU-2 (east side of Seacoast Drive only) and C/MU-3 zones, up to an allowed maximum of 36 DU/acre. The residential density bonus may also be provided for the provision of affordable housing per state and local requirements, in accordance with the requirements of Chapter 19.65 of the City's Municipal Code.

Height Bonus Incentive

The height bonus incentive would allow projects within the C/MU-2 (east side of Seacoast Drive only) and C/MU-3 to exceed the maximum building height of three stories and 30 feet. Qualified projects would be allowed to achieve a height of three stories and 35 feet.

Qualifying for Development Incentives

For a project to qualify for development incentives, a project would be required to satisfy the requirements of two or more of the following recommended performance-based standards:

- Lot Consolidation
- Green Building
- Active Commercial Use at the Ground Floor Level
- Three-Bedroom Units
- Provision of Public Open Space, Plaza Space, or Public Community Amenities
- Public Right-of-Way Dedication
- Provision of Greater Floor Stepback from Residential Property

Lot Consolidation

Small lot sizes have been identified as a key obstacle to the development of viable mixed-use projects. Accordingly, it is recommended that lot consolidation be implemented as a performance-based standard. This would encourage developers to undertake the difficult but necessary task of assembling private parcels, and rewarding them with the ability to produce greater projects while not compromising the objectives for the study areas or exceeding an overall maximum. Project sites within the C/MU-2 and C/MU-3 zones that are consolidated to a final size greater than 20,000 square feet shall satisfy the requirements of the lot consolidation performance-based standard.

Green Building

The green building performance-based standard would require projects to achieve Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification, certification by a comparable program, or demonstrate the capability to achieve green building certification. Green building features may include the use of solar panels or other devices to achieve superior energy performance, green design, green roofs, low-volatile organic compounds (VOC) paint, water conservation, or low-impact development techniques. Green building standards must apply to the entire project and are subject to review and verification.

Active Commercial Use at the Ground Floor Level

“Active commercial uses” are commercial uses that are accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. To meet the requirements of the active commercial use performance-based standard, the entire project must provide a minimum of 75% active commercial uses on the ground floor.

Three-Bedroom Units

Larger dwelling units are an important component of creating new development that accommodates the diverse needs of the community and provides housing for families. Projects would meet the requirements of the performance-based standard for three-bedroom units if 25% of the proposed residential units are three-bedroom units.

Provision of Public Open Space, Plaza Space, or Public Community Amenities

Providing places for people to gather, sit and rest, or participate in stimulating activity through other amenities is important to creating a vibrant and pedestrian-friendly district. These features are important to creating places where people want to be, can help define a place, and can even help draw in customers to local businesses. To meet the requirements for the public open space, plaza space, or public community amenities performance-based standard, a project must provide an additional 100 square feet of public open space or plaza space with a minimum dimension of 6 feet by 10 feet.

Public Right-of-Way Dedication

Providing additional public rights-of-way allows for the creation of wider sidewalks, and could allow for the introduction of new streetscape elements such as benches, sidewalk cafes, wayfinding signage, or public art. New projects that dedicate a minimum of 1 foot of private property frontage to public use (creates a 1-foot front setback dedicated to public use) will qualify for the public right-of-way dedication performance-based standard.

Provision of Greater Floor Stepback from Residential Property

New commercial or mixed-use projects can be larger in scale than adjacent residential properties. To encourage a more compatible development and softer transitions, floors above the first floor that provide additional stepback of 5 feet beyond the required stepback will qualify for the greater floor stepback from residential property performance-based standard.

Table 9 indicates the maximum building height with incentives. Table 10 summarizes the performance-based standards.

Table 9 – Maximum Building Height and Density with Incentives

Proposed Zone	Current Standard		Proposed Maximum By Right*		Proposed Max. With Incentives	
	Stories/Height	Max Density	Stories/Height	Max DU/Acre	Stories/Height	Max DU/Acre
C/MU-1	Four/40 feet	43 DU/acre	Four/40 Feet	43 DU/acre	N/A	N/A
C/MU-2 (West Side of Seacoast)	Three/30 feet	29 DU/acre	Three/30 Feet	29 DU/acre	N/A	N/A
C-MU-2 (Old Palm and East Side of Seacoast)	Three/30 feet	29 DU/acre	Three/30 Feet	29 DU/acre	Three/35 feet	36 DU/acre
C/MU-3	Two/28 feet	22 DU/acre	Three/30 Feet	29 DU/acre	Three/35 feet	36 DU/acre

*The proposed maximums described may, as an option, be provided with incentives, and not by right.
 Note: In C/MU-2, 40 feet for hotel uses will continue to be allowed with a Specific Plan.

Table 10 – Summary of Performance-Based Standards

Qualifier	Requirements for Performance-Based Standards
<i>A project applicant could be allowed up to 36 DU/acre and up to 35 feet in height (east side of Seacoast only) for achieving any two of the following:</i>	
Lot Consolidation	Project sites that are consolidated to a final size greater than 20,000 square feet.
Green Building	Entire project achieves Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification, a comparable green building certification, or can demonstrate the ability to achieve certification.
Active Commercial Use	Entire project must provide a minimum of 75% active commercial uses on the ground floor.
Three-Bedroom Units	25% of proposed residential units must be three-bedroom units.
Provision of Public Open Space, Plaza Space, or Public Community Amenities	Provide an additional 100 square feet of public open space or plaza space with minimum dimensions of 6 feet by 10 feet.
Public Right-of-Way Dedication	Dedicate a minimum of 1 foot of private property frontage to public use (creates a 1-foot front setback dedicated to public use).
Provision of Greater Floor Stepback from Residential Property	Floors above first floor provide additional setback 5 feet beyond required stepback.

This page is intentionally left blank.

3d

Development Prototypes

Tables 11-13 summarize potential development that could occur in Imperial Beach under existing regulations, proposed regulations, and regulations including development incentives. The subsequent prototypes illustrate prototypical development that could occur under incentivized regulations for Seacoast Drive and Old Palm Avenue - Setback Options. Prototypical development for Palm Avenue is shown using proposed regulations. The symbols  and  indicate the orientation of the section study.

The prototype sites were chosen based on their potential to test various commercial zoning concepts being recommended. The prototypes and development scenarios are meant for illustrative purposes only. They do not represent specific development proposals or any future condition of any parcel within Imperial Beach.





Seacoast Drive

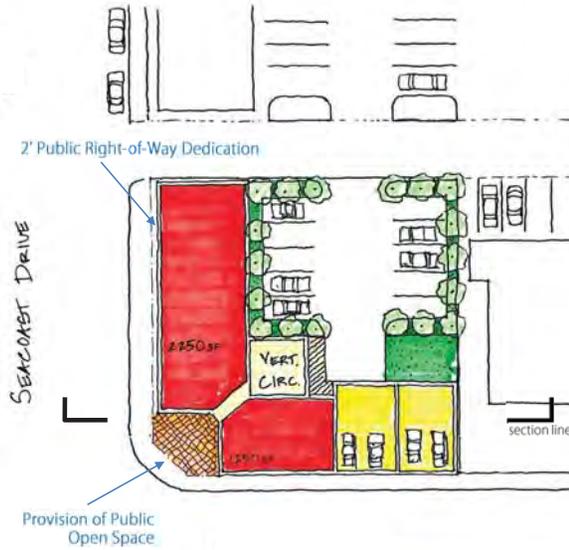
Table 11 - Seacoast Drive

Lot Size - 9,450SF	Existing Regulations	Proposed Regulations	Incentivized Regulations
Commercial Square Footage	3,350 SF	3,850 SF	3,500 SF
Commercial Parking Required	7 spaces @ 2 spaces/1000 SF	4 spaces @ 1 space/1000 SF	4 spaces @ 1 space/1000 SF
Residential Square Footage	7,800 SF or 6 DU's Unit size varies	5,600 SF or 6 DU's Unit size varies	7,050 SF or 6 DU's @ 1,200 SF each
Residential Parking Required	9 spaces @ 1.5 spaces/DU	9 spaces @ 1.5 spaces/DU	9 spaces @ 1.5 spaces/DU
Total Development	11,150 SF	9,450 SF	10,550 SF
Total Parking Required	16 spaces	13 spaces	13 spaces
Total Parking Provided	16 spaces	14 spaces	14 spaces

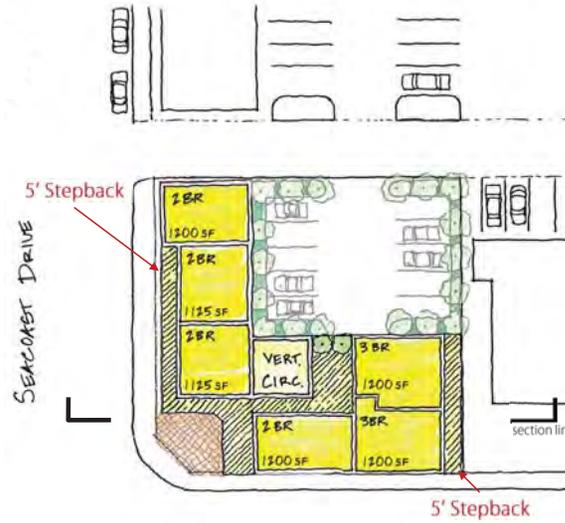
- Reduced parking requirement
- 15 ft 1st floor commercial
- 5-10 ft setback for min. 50% Seacoast Dr. street frontage
- 35 ft maximum building height
- 5-10 ft setback for min. 50% Seacoast Dr. street frontage as well as abutting residential

Prototypical Development with Incentivized Regulations for Seacoast Drive

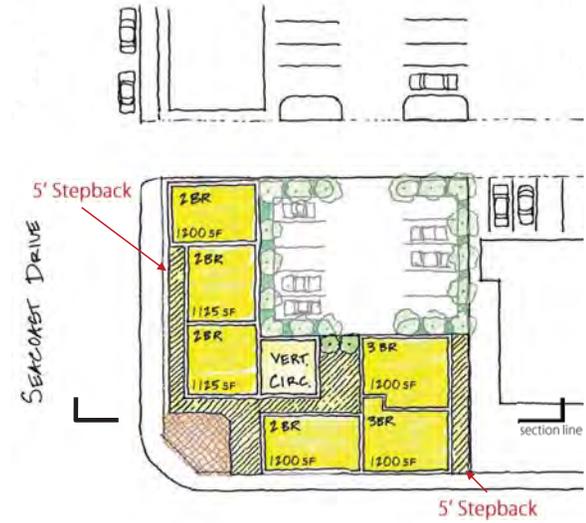
Ground Floor Plan



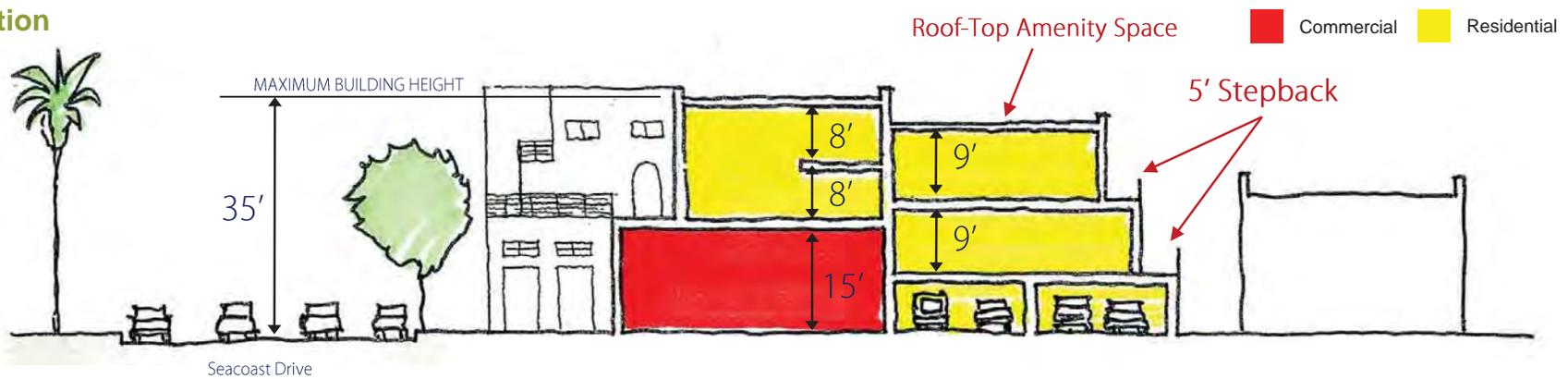
2nd Floor Plan



3rd Floor Plan



Section





Old Palm Avenue - Setback Options

Table 12 - Old Palm Avenue - Setback Options

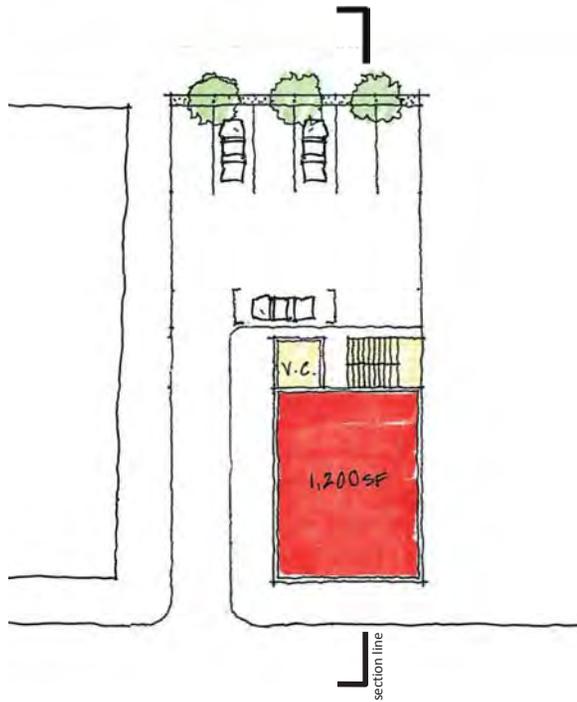
Lot Size 5,150 SF	Existing Regulations	Proposed Regulations	Incentivized Regulations
Commercial Square Footage	900 SF	1,200 SF	1,200 SF
Commercial Parking Required	2 spaces @ 2 spaces/1000 SF	1 spaces @ 1 space/1000 SF	0 spaces <1,500 SF Parking Waiver
Residential Square Footage	3,700 SF or 3 DU's @ 1,250 SF each	3,700 SF or 3 DU's Size/DU varies	4,950 SF or 4 DU's Size/DU varies
Residential Parking Required	3 spaces @ 1.5 spaces/DU	5 spaces @ 1.5 spaces/DU	6 spaces @ 1.5 spaces/DU
Total Development	4,650 SF	4,900 SF	6,150 SF
Total Parking Required	7 spaces	6 spaces	6 spaces
Total Parking Provided	8 spaces	7 spaces	7 spaces

- Reduced parking requirement
- 15 ft 1st floor commercial

- Parking waiver - commercial / retail < 1,500 SF
- 10 ft rear setback & 5 ft stepback from residential uses or zones

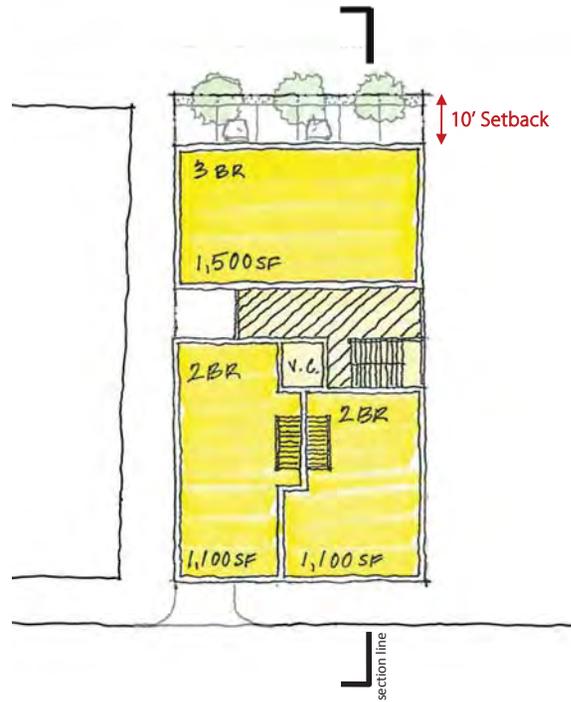
Prototypical Development with Incentivized Regulations for Old Palm Avenue - Setback Options

Ground Floor Plan



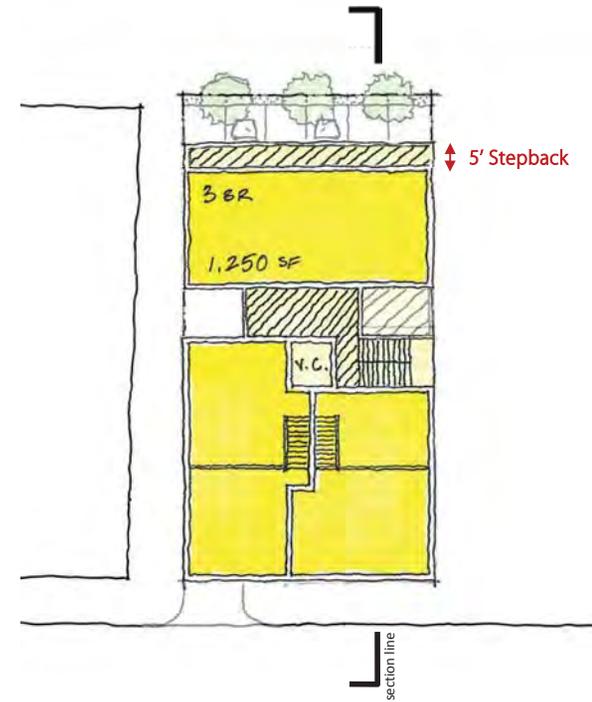
Palm Avenue

2nd Floor Plan



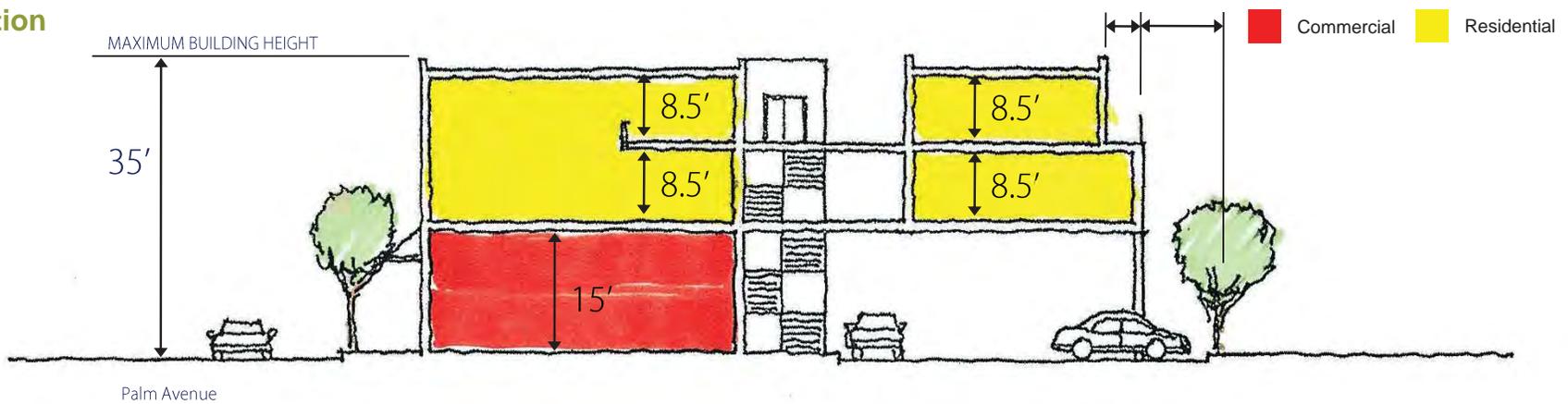
Palm Avenue

3rd Floor Plan



Palm Avenue

Section



Palm Avenue



Palm Avenue

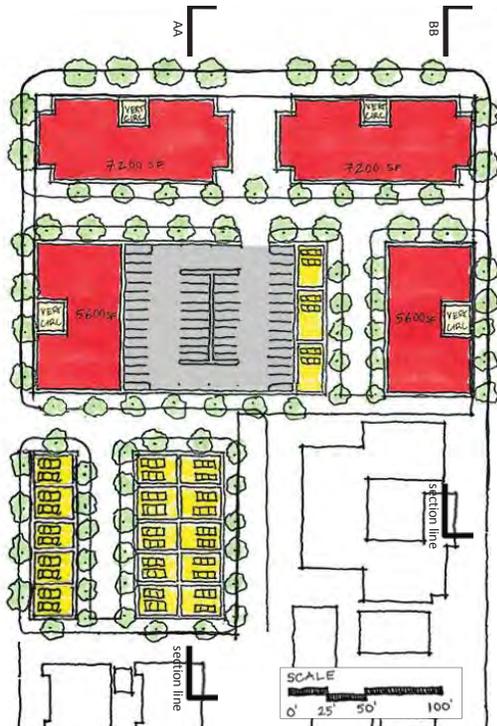
Table 13 - Palm Avenue

Lot Size 85,500 SF	Existing Regulations	Proposed Regulations	Incentivized Regulations
Commercial Square Footage	20,000 SF	25,600 SF	n/a
Commercial Parking Required	80 spaces @ 4 spaces/1000 SF	52 spaces @ 2 spaces/1000 SF	n/a
Residential Square Footage	101,700 SF or 70 DU's Size/DU varies	74,900 SF or 54 DU's Size/DU varies	n/a
Residential Parking Required	105 spaces @ 1.5 spaces/DU	81 spaces @ 1.5 spaces/DU	n/a
Total Development	121,700 SF	100,500 SF	n/a
Total Parking Required	185 spaces	133 spaces	n/a
Total Parking Provided	186 spaces	159 spaces	n/a

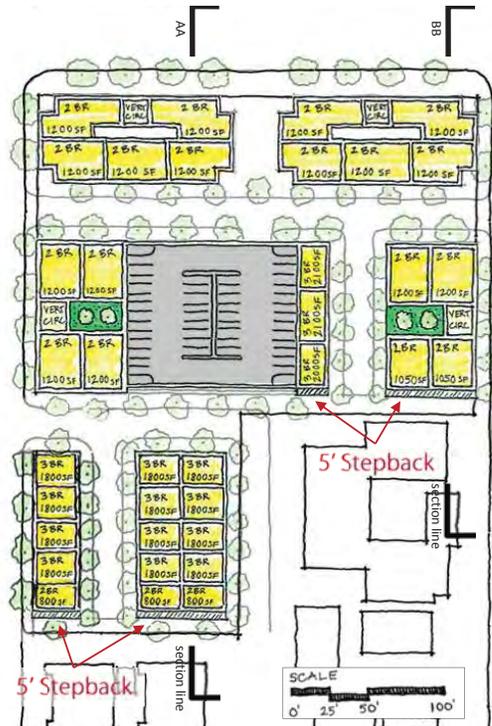
- Reduced parking requirement
- 15 ft 1st floor commercial
- At 2nd floor and above 5'-10' if abutting residential uses or zones

Prototypical Development with Proposed Regulations for Palm Avenue

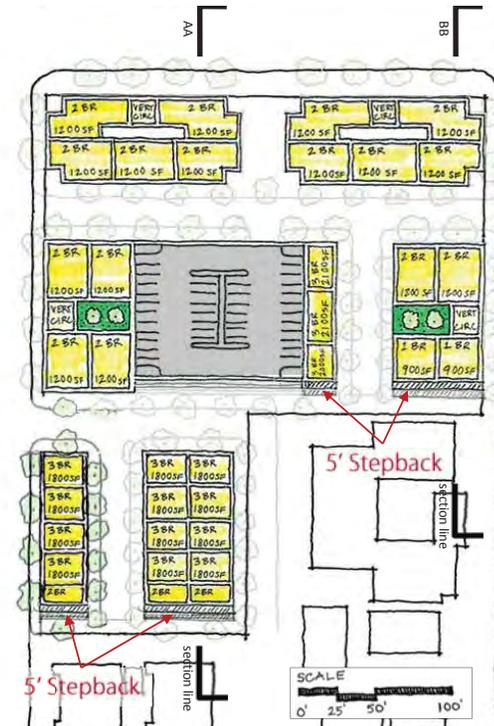
Ground Floor Plan



2nd Floor Plan

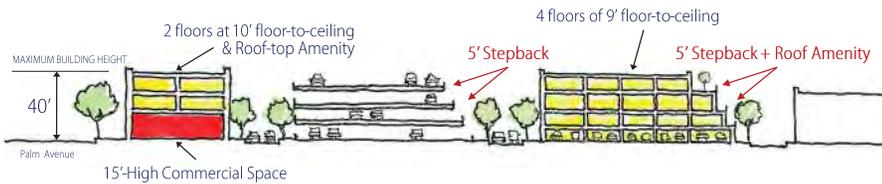


3rd Floor Plan

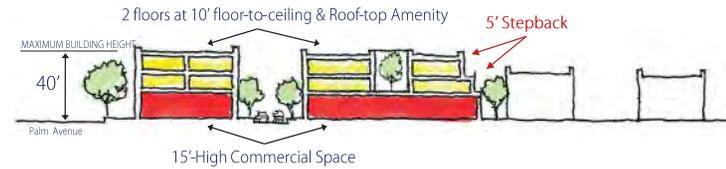


Commercial Residential

Section AA



Section BB



3e

Parking Standards

As part of the planning process, Fehr and Peers undertook a review of the existing parking standards and regulations in Imperial Beach. Its review and recommendations are included in full within Appendix B of this Working Paper. A summary of the key recommendations are included below.

Parking Ratios

Table 14 provides the recommended parking standards.



Development and Implementation of Shared Parking Code

Fehr and Peers recommends that the City implement shared parking by updating the City's Municipal Code to specifically allow the use of shared parking. Fehr and Peers provides two options for implementation. Under the first option, the City would allow the use of shared parking subject to review and approval by City Staff. Under the second option, the City would propose specific shared parking standards that would become part of the Municipal Code. The consultant team recommends the first option because it will allow the City more flexibility to respond to changing development conditions. The City will have an opportunity to review proposed project parking with respect to the types and amounts of land uses proposed, the nature of projects in the surrounding area and their respective on-site parking provisions, the availability of public parking in the surrounding area, and other factors on a project-by-project basis, while using shared parking as a development incentive. This option is an established model approach that is used by jurisdictions across California.

Distance to Shared Facilities

The existing provisions for off-site parking, from the Imperial Beach Municipal Code 19.48.050 Section M, identifies the permissible distance to those facilities as 500 feet: *"Shared parking or off-site parking within five hundred feet of the project site may be used to satisfy this requirement with the approval of a conditional use permit."*

Fehr and Peers recommends that, as part of the revised parking code, the distance to any off-site parking or shared parking facilities be increased to 1,000 feet.

Table 14 – Summary of Parking Standard Changes

Category		Former Standard	Proposed Standard	Eligible for Waiver for 25% Reduction for Vertical Mixed-Use	Eligible for Waiver for Commercial Uses less than 1,000 SF (Consider increase to 1,500 SF)	Eligible for Additional Parking Reduction for Shared Parking
Commercial	C/MU-1 C/MU-3	Varies by use	1 space per 500 SF of commercial	X	X	X
Commercial	C/MU-2	Varies by use	1 space per 1,000 SF of commercial	X	X	X
Multi-Family Residential		1.5 spaces per unit	Same	X		X
Hotel	without cooking facilities	1.0 spaces per unit	Same	X		
Hotel	with cooking facilities	1.5 spaces per unit	Same	X		



3f

Use Regulations

The following land use tables (Tables 15-19) illustrate the recommended land use changes and are organized according to the revised base zones, which include C/MU-1, C/MU-2, C/MU-3, and the existing PF zone.

Key to Land Use Tables

N, P, C, et. al	Regulated use
N, P, C, et. al	Recommended as newly defined regulated use. The existing zoning ordinance does not specifically identify or include this use.
N, P, C, et. al	Included in existing zoning but not fully addressed in all zones. Some zones do not mention the use while other zones permit, conditionally permit, or do not permit the use.
P	Expressly permitted.
C	Permitted with conditional use permit.
N	Not permitted.
CC	Would require City Council permission to evaluate for compatibility with zone.
[C] or [P]	Red text indicates land use permission in the existing zoning ordinance that is recommended to be changed.

Notes

.	All parcels with frontage along Palm Avenue shall contain commercial uses at the ground floor level and extend down adjoining side streets a minimum distance of 25 feet from the front property line.
a	All uses and development in the PF zone require site plan approval by the City Council.
b	Per the City's zoning code, hotels consist of various types, which are further defined as follows: H-1 A site area of a minimum of 35,000 square feet; at least 30 guest rooms; facilities for conference, meeting, or public use; and a full-service restaurant on-site. H-2 A "Motel," which is an establishment providing guest rooms on a less-than-monthly basis, with most rooms gaining access from an exterior walkway. H-3 A lot, parcel, or segment of real property dedicated to "timeshare units," as defined in Section 19.04.756 of the Imperial Beach Municipal Code. H-4 A "bed and breakfast" lodging place containing no more than six guest rooms and one kitchen.
c	H-4 type hotels only.
d	This zone is to allow all uses proposed under C/MU-2, and multi-family and single-family residential units within the boundaries of the proposed overlay. Residential units are permitted by right.
∞	Other requirements exist.
C*	This designation indicates that, in the existing zoning ordinance, additional restrictions apply to these uses. Athletic and health clubs are only allowed on the 2nd floor subject to a conditional use permit. Financial and professional offices located on the first floor are subject to a conditional use permit.
°	Other requirements exist in locating near other specific land use types.

Table 15 – Residential and Similar Land Uses

LAND USE	C/MU-1*	C/MU-2	C/MU-3	Notes
Accessory buildings, structures, private garages	C	C	C	
Boarding house	P	N	N	
Emergency shelter	P	N	N	
Hotels, Motels (H1, H2, H3, H4) ^b	P	P	P ^c [C]	
Live/Work units	P	P	P	
Motor home/Manufactured housing community	N	N	N	
Mixed-use development	P	P	P	
Multi-family residential units	P	P	P	Minimum active commercial uses are required for all residential developments. See page 17 for more information related to commercial uses.
Second-family units	N	N	N	
Senior housing, nursing home, retirement home	C	C	C	
Short-term rentals	P	P	P	
Single-family detached	N	N ^d	N	
Timeshares	C	C ^{oo}	N	
Youth hostel	N	C	N	

Table 16 – Commercial Land Uses

LAND USE	C/MU-1*	C/MU-2	C/MU-3	Notes
Adult bookstore, adult hotel/motel, adult mini-motion picture theater, adult picture arcade, adult picture theater, sexual encounter studio, rap parlor, model studio	C	N	N	
Antique stores	P	P	P	
Arcades/Game centers	C	C	C	
Art studio, galleries, museums	P	P	P	
Athletic and health clubs	P[C]	P[C*]	P[N]	
Bars, cocktail lounges, pool/billiard hall	C	C	N[N]	
with live entertainment	C	C	N	
Beach equip rental, surf shop, fishing supply	P	P	N	
Body piercing establishment	C ^o	N	N	Subject to Section 19.26.020(B)(6)
Bookstores	P	P	P	
Boutiques	P	P	P	
Child care facilities	P ^o	P ^o	P ^o	Subject to Sections 19.26.020, 19.27.020, 19.28.020
Department stores	P	N	N	
Drive-in restaurants	P	P	N	
Drive-through establishments	C	N	C	
Fortune telling establishments	C ^o	N	N	Subject to Section 19.26.020(B)(11)
Kennels	C ^o	N	N	Subject to Section 19.74.050
Kiosks	P ^{oo} [C]	P ^{oo}	P ^{oo} [C]	Subject to Section 19.27.020(A)(20); similar requirements to apply to C/MU-1 and C/MU-3
Liquor stores	P ^{oo}	P ^{oo}	N	Additional requirements to be determined pending City Council discussion
Massage therapy establishment	C ^o	N	N	Subject to Section 4.28.150; definition subject to change pending City Attorney review
Mortuaries	C	N	N	
Pawn shops	C	N	C	
Personal convenience services	P	P	P	
Restaurants	P	P	P	
with live entertainment	C	C	C	
Retail food stores	P	P	P	
Tattoo establishment	C ^o [C]	N	N	Subject to Section 19.26.020(B)(21)

Table 17 – Office and Industrial Land Uses

LAND USE	C/MU-1*	C/MU-2	C/MU-3	Notes
Automobile repair, body shops, auto sales lots	C	N	N	
Energy facility	C	N	N	
Equipment rental yard	C	N	N	
Financial institutions	P	P[C*]	P	
Gas stations	C	N	C	
Incidental manufacturing	C	N	C	
Light manufacturing, manufacturing, industrial	N	N	N	
Professional office	P	P[C*]	P	
Wireless communication facilities	P ^{oo} [C]	P ^{oo} [C]	P ^{oo} [C]	

Table 18 – Public and Semi-Public Uses

LAND USE	C/MU-1*	C/MU-2	C/MU-3	Notes
Campsites	N	N	N	
Churches	C	C	C	
Clubs, fraternal/veteran/service organizations	C	C	C[N]	
with live entertainment	C	C	C	
Governmental or quasi-public building	P	P	P	
Library	P	P	P	
Postal services, private	P	P	P[C]	
Public parking lots	P	P[C]	P	
Schools, private	C	C	N	
Theatres/Assembly	P	P[C]	P	

Table 19 – Open Space and Recreation

LAND USE	C/MU-1*	C/MU-2	C/MU-3	Notes
Other	CC	CC	CC	
Parks	P	P	P	
Playground and recreation areas	P	P	P	
Public riding and hiking trails	P	P	P	

3g

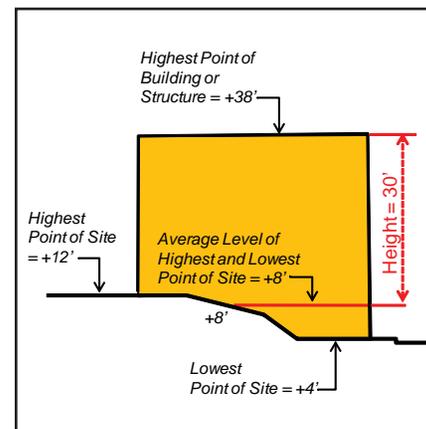
Definitions

Specific elements referred to within the Zoning Code must be well defined so that there is no ambiguity to the reader as to the meaning of a word or term.

Revisions

Height, measurement of

Add: Height shall be measured from the average level of the highest and lowest point of that portion of the building site covered by the building or structure to the highest point of the building or structure.



New Definitions

Active Commercial Uses

“Active commercial uses” mean commercial uses that are accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Uses that generate pedestrian activity include retail shops, grocery stores, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal convenience services, hotels, banks, travel agencies, airline ticket agencies, child care services, libraries, and museums and galleries.

Active Use Area

“Active use area” means all portions of a site and buildings included in the use area, except storage, parking, and landscaping.

New Definitions

Courtyard

“Courtyard” means an open space unobstructed to the sky, located at or above grade level on a lot, and bounded on two or more sides by walls of a building.

Garage

“Garage” means an accessible and usable enclosed space of not less than 9 feet by 19 feet for the parking of automobiles off the street.

Ground Floor Retail

“Ground floor retail” is considered a general commercial use as permitted in a given district that is oriented along the street wall facing the main street and pedestrian movement, serves as a component of a mixed-use or multi-story project, and is compatible with a broad range of retail types that add to and benefit from a pedestrian retail context.

Habitable Floors

“Habitable floors” are levels within a residential or mixed-use structure that permit residential, employment, visitor, or similar uses to be developed. Habitable floors do not include levels with rooftop, mechanical equipment, architectural treatments, stairwell entries, or similar uses open or partially open to the environment at the highest floor of the structure. The highest habitable floor shall not exceed the height limits defined in respective zones.

Height, First Floor

“First Floor Height” means the vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building or structure, to the highest point of the ceiling.

Live/Work Units

A “live/work unit” means a structure or portion of a structure combining a residential living space for a group of persons including not more than four adults in the same unit with an integrated work space principally used by one or more of the residents of that unit.

Live Entertainment

“Live entertainment” includes live music, recorded music, music played by a DJ, comedy, karaoke, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live music, recorded music, or music played by a DJ.

Loading Area

“Loading area” means an area of adequate size for the delivery vehicles expected to be used, logically and conveniently located for bulk pickup and delivery, readily accessible when required parking spaces are filled, and located totally outside of any street or alley right-of-way.

Main Streets

“Main street” is defined as the primary street adjacent to a parcel that carries the largest pedestrian and automotive traffic. For the commercial zones within the City, the main streets are considered Palm Avenue, Old Palm Avenue, State Route 75 (SR-75), Seacoast Drive, Imperial Beach Boulevard, and 13th Street.

Massage Establishment

“Massage establishment” means a fixed location at which a massage business engages in or carries on a commercial activity involving, in whole or in part, the recurring giving or administering of massages on the premises, consistent with the definition in Section 4.28.020 of the Imperial Beach Municipal Code, and in compliance with SB 731. This definition specifically excludes any adult-oriented business as defined in Section 19.60 of the Imperial Beach Municipal Code.

Mixed-Use Development

“Mixed-use development” means a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial, residential, and institutional. The uses may be located in the same building or in separate buildings on the same site plan. A mixed-use development should not consist exclusively of live/work units.

New Definitions

Multiple-Family Dwelling

“Multiple-family dwelling” means a lot containing more than one dwelling unit, sharing at least one common wall with another dwelling unit.

Open Space, Private

“Private open space” means an area connected or immediately adjacent to a dwelling unit. The space can be a balcony, porch, ground or above grade patio, or roof deck used exclusively by the occupants of the dwelling unit and their guests.

Open Space, Public

“Public open space” means those usable outdoor spaces commonly accessible to all residents and users of the building for the purpose of passive or active recreation.

Paseo

“Paseo” means a path set aside for pedestrian walking that may pass through any part of a parcel to access points away from the main street edge.

Parapet

“Parapet” means a low protective wall or railing along the edge of a raised structure such as a roof or balcony.

Pedestrian entrance

“Pedestrian entrance” means a functional entrance or door that is accessible to the general public from an enclosed occupied space. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative nonfunctional doors and entrances.

Personal convenience services

“Personal convenience services” include commercial establishments such as, but not limited to, dry cleaners, shoe repair, drug stores, convenience stores, barber shops, hair salons, nail salons, mailing centers, ticket sales, and travel agents, excluding any adult uses as defined in Section 8.92.010 of the Municipal Code.

Plaza

A “plaza” is a type of public open space usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes smaller shops.

Public parking lot

A “public parking lot” means a parking area that contains parking spaces available to all members of the public on a free or for-fee basis, for purposes of parking a motor vehicle while accessing other areas in the city.

Senior Housing

“Senior housing” or senior units means a housing development as defined in State of California Civil Code Section 51.3.

Stepback

“Stepback” means the minimum horizontal distance between the building line of a developed floor beneath and the building line of a floor above the ground floor along any side of a structure as defined in the respective zones in this code.

Street Wall

“Street wall” means the building façade along a property line adjacent to any public street. The street wall may include arcades, colonnades, recessed entrances, private open space, and urban open space.

Urban open space

“Urban open space” means any usable space accessible to the general public which is 1,000 square feet or greater in size such as plazas, parks, etc.

Youth hostel

“Youth hostel” means a place where travelers over the age of 17 but under the age of 30 may stay for a limited duration at low cost in a facility that is appropriately recognized by a state or national hostel organization that may include dormitory like sleeping accommodations.

4

Design Guidelines

To ensure that the City’s vision is met and that a high quality of design is achieved, it is recommended that the existing 1984 Design Review Manual and Design Review Guidelines (Resolution #3117) be updated to create a more user-friendly, graphically oriented format, or a “form based code.”

This will allow the Design Guidelines to be more easily interpreted and enforced compared to the existing Imperial Beach Design Guidelines, which are in narrative form. Within the existing Design Guidelines document, many concepts are difficult to interpret because of the lack of graphic examples. Additionally, some concepts and guidelines may be out of date, specifically related to the design of multi-family residential, and the proposed addition of mixed-use zones.

It is recommended that the new document emphasize standards and guidelines for the development of high-quality projects specifically within the commercial and mixed-use zones, focusing on high-quality design related to multi-family residential buildings, mixed-use, ground floor retail uses, pedestrian orientation, and the public realm. Additionally, the Design Guidelines should be closely coordinated with the Palm Avenue Commercial Corridor Master Plan project. The new Design Guidelines should seek a balance between being overly prescriptive at one end of the scale and overly vague and open to misinterpretation at the other end.



The Design Guidelines should be graphic intensive. In addition, the Design Guidelines should be capable of being easily reproduced in black and white, and be suitable for downloading from the City of Imperial Beach’s website.

The Design Guidelines should address the following topics:

- Relationship of Buildings to Site and Surrounding Area
- Commercial and Mixed-Use Development
- Multiple-Family Residential Development
- Ground Floor Uses and Street Level Design
- Building Design, Materials, and Colors
- Landscape Improvements and Open Space
- The Use of Landscaping for Storm Water Control
- Circulation and Parking
- Sign Criteria

The Design Guidelines should also incorporate elements of sustainability, including building siting, landscape, storm water control, paving, lighting, signage, building materials, and construction practices and materials.

The following is a summary of key design guidelines that have been developed specifically for the study areas. Prior to the preparation of a Design Guidelines update, it is recommended that these guidelines be adopted concurrently with other zoning amendments and also be incorporated within the existing 1984 Design Review Manual and Design Review Guidelines (Resolution #3117) to be used as part of the development review process.

Relationship of Buildings to Site and Surrounding Area

1. View corridors to the oceanfront should be preserved or created where possible. This can be accomplished through the use of upper story breezeways or courtyards that provide a view, or at the ground floor with mid-block pedestrian connections, plazas, or paseos that are oriented toward the view.

Circulation and Parking

1. Curb cuts or access to parking lots should be limited along Seacoast Drive and Old Palm Avenue.
2. Where they exist, surface parking lots should be screened from the street. Additionally, they should be shaded from the sun by trees, vine-covered trellises, or overhead solar panels.



Commercial and Mixed-Use Development

1. All buildings located along Palm Avenue, Seacoast Drive, or the intersection of 13th Street and Imperial Beach Boulevard should locate their primary entrances facing on or toward the street or another public space that intersects the sidewalk. Primary entrances oriented only to parking lots are discouraged.
2. Innovative and imaginative design and architecture is strongly encouraged.
3. Building entrances, corners of buildings, and street corners should be well articulated.
4. Variation and expression of building details, form, line, colors, and materials should be used to create visual interest.
5. Variation in wall plane and roof line is strongly encouraged to reduce the scale and bulk of the buildings, and to add visual interest.
6. Individual units should be expressed where possible.
7. Street-facing facades should incorporate balconies, patios, and other pedestrian-scaled elements to enliven the street edge.
8. Blank walls, or walls without windows, doors, or other articulation, are strongly discouraged. The maximum length of any blank wall shall be limited to 20 feet.



Ground Floor Uses and Street Level Design

1. Ground floors should consist of primarily active uses, such as active commercial, retail, and restaurants, as well as active residential uses such as building amenities, common rooms, and building lobbies.
2. A minimum of 60% of the street-facing facades of ground floor non-residential uses should be composed of clear non-reflective glass that allow views of the indoor space. Interior blinds, drapes, posters, signage, and/or interior shelving for product displays may potentially obscure a maximum of 30% of the required transparent area.
3. The maximum height of the bottom sill of required display windows shall not exceed 30 inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be 80 inches above the adjacent sidewalk.
4. Architectural features such as canopies, awnings, lighting, and other design features should be incorporated into the ground floor to add human scale to the streetscape and add to the pedestrian experience.
5. Projects should strive to achieve three-sided or four-sided architecture to shield service and delivery areas, utility boxes, and associated infrastructure.



Landscape Improvements and Open Space

1. The public realm should be enhanced by creating an attractive pedestrian atmosphere. This may include the use of landscaping, seat walls, seating, plazas, fountains, public art, and other high-quality design features.
2. Common open space should be imaginatively landscaped, well designed, and well maintained.
3. Service areas, storage, trash collection areas, and equipment should be located at the rear of buildings if possible, and screened from view by the use of walls, high-quality fencing, planting, or a combination of these solutions.
4. Drought-tolerant, native plant materials should be used whenever possible.
5. Landscape plans should incorporate provisions for storm water runoff including bioswales or other comparable methods.



5

Development Review Process

The Development Review Processes for Site Plan Review, Conditional Uses, and other sections of the current Zoning Code were reviewed to determine if the administrative process was in any way punitive toward commercial or mixed-use developments.

The review did not identify any particular area of the Development Review Processes that were adversely detrimental to commercial or mixed-use projects. The review did identify two areas that require modification:

- Landscaping requirements need to be modified to include provisions for storm water control. Also refer to proposed Design Guidelines in Section 4.
- The Conditional Uses section will change to be consistent with the revised C/MU-1, C/MU-2, and C/MU-3 zones, and the proposed land use table changes identified in Section 2A.

Other portions of the Zoning Code outside of base commercial/mixed-use zones and administrative procedures, such as parking and open space, will be reviewed for internal consistency and, where appropriate to commercial or mixed-use projects, updated accordingly.

6

General Plan / LCP Amendments

The City of Imperial Beach General Plan/Local Coastal Plan (General Plan) was reviewed in its entirety to assess consistency between the proposed zoning amendments and the General Plan.

Consistencies or conflicts were found in the Design Element of the General Plan with regard to the character of development in Imperial Beach and height references. In the Circulation Element, parking inconsistencies were identified in connection with minimum parking requirements and shared parking arrangements. Finally, inconsistencies were identified in the Land Use Element regarding the Land Use Map and the Land Use Designations and Specifications Table (Table L-2 in the General Plan).

The General Plan would need to be amended to reflect commercial zoning amendments if adopted by the City Council.

7

Financial Feasibility

Below is a summary of key findings related to the financial feasibility of the Recommendations for Zoning, General Plan, and Local Coastal Plan Amendments. For more information, a detailed financial memorandum is included within Appendix C of this Working Paper.

Review of Prototypes and Code Modifications

Keyser Marston Associates (KMA) reviewed development prototypes to determine whether the potential code modifications would enhance development feasibility and increase the prospects for high-quality commercial and mixed-use development within the City. These code modifications allow for any or all of the following:

- Increased building height
- Increased residential density
- Addition of building setback requirements
- Reduced parking requirement

The KMA review was based on development industry knowledge and experience with comparable developments in similar markets; KMA did not prepare financial pro forma models. Overall, KMA found that the code modifications enable property owners and prospective developers greater flexibility in developing mixed-use projects within the City's commercial zone. Increases to height and density limits improve the potential for higher quality commercial tenants and enhance a project's ability to afford high land-acquisition costs.



Not surprisingly, current macroeconomic conditions—the housing market crisis, credit crunch, and ongoing economic slowdown—have made development of all land uses extremely difficult in the near-term. Some development concepts rely on structured parking. In the current market, higher density developments relying on expensive structured parking are less feasible than lower density developments that use only surface parking.

However, review of the City's existing development regulations is intended to address a planning horizon of 20 years. In a rebounded mid-term market, with renewed pressure on housing supply, KMA anticipates that developers are likely to pursue residential development at densities that require structured parking. In the long-term, KMA anticipates that housing supply growth in San Diego County will again be outpaced by increases in employment and in-migration. These pressures will increase demand for higher density in-fill residential developments, which will benefit from the code modifications currently under consideration.

SANDAG Smart Growth Areas

Consistent with the Vision Plan for Imperial Beach, the San Diego Association of Governments (SANDAG) has identified portions of Imperial Beach within its Smart Growth Concept Map for South San Diego County as Community Centers or Mixed-Use Transit Corridors. The areas of 9th Street/Palm Avenue and Imperial Beach Boulevard/13th Street have been identified as “Community Centers.” The areas of Palm Avenue from 7th Street to 13th Street, Seacoast Drive from Imperial Beach Boulevard to Palm Avenue, and Palm Avenue from Seacoast Drive to 3rd Street have been identified as “Mixed-Use Transit Corridors.”

Additionally, as part of its 2030 Regional Growth Forecast Update for Imperial Beach, SANDAG projects a need for an additional 2,309 net housing units to be constructed, much of which is expected to be in the form of multi-family housing units within these Smart Growth Areas. Imperial Beach may be eligible for future grant dollars and funding based upon the City’s efforts to tie new development to smart growth principles and the SANDAG Concept Map. This funding may be an important resource for implementing key projects within the study areas.

Estimate of Retail Space Demand

KMA prepared a retail sales import/export (leakage) model and estimate of retail space demand for Imperial Beach based on potential recapture of existing resident’s retail spending. The KMA study concluded that recapture potential could amount to the need for approximately 55,000 to 88,000 square feet of additional retail development.

For purposes of estimating future retail space demand, KMA has estimated that approximately 75% of SANDAG’s forecasted new housing units, or 1,732 new units, may actually be constructed within Imperial Beach’s existing (and proposed) commercial and mixed-use zones. These new multi-family housing units will, in turn, support additional retail space. As shown in Table 20, KMA projects demand from new housing units and demand from outside the trade area to create the need for approximately 55,000 to 71,000 square feet of additional new retail. Based on these findings, KMA estimates that the City can accommodate between approximately 110,000 and 159,000 square feet of new retail development to meet demands for and be supported by the year 2030 population.

Fiscal Considerations

The City has indicated an interest in evaluating the potential fiscal consequences of any modifications to existing development regulations. Important factors that should be considered include the following major factors:

- To the extent that code modifications result in improved development economics, the amount and quality of commercial development in the City should increase.
- Such an increase will yield additional sales tax revenues to the City.
- Improved feasibility for mixed-use developments will likely yield an increase in the number of housing units developed within the City’s commercial and mixed-use overlay zone. In turn, these additional “rooftops” will support additional consumer expenditures that can be captured within the City.
- For those concepts with a reduced parking requirement, developments that do not provide 100% of their own parking needs create a need for off-site public parking facilities. Some of this cost burden may be imposed on private property owners and developers, but the balance will most likely need to be funded through public monies.

Table 20 – Estimated Demand

	Low	High
Sales Export Recapture Potential	55,000 SF	88,000 SF
Retail Space Demand Through 2030		
Demand from New Housing Units	44,000 SF	57,000 SF
Demand from Beyond Trade Area	11,000 SF	14,000 SF
Total Retail Space Demand Through 2030	55,000 SF	71,000 SF
Sales Export Recapture Potential	110,000 SF	159,000 SF

8

Next Steps

The remaining steps in the Commercial Zoning Review include:

- Preparation of Draft Zoning Ordinance Amendments
- Preparation of Draft General Plan/Local Coastal Plan Amendments
- Environmental review for Zoning Amendments and General Plan/Local Coastal Plan Amendments
- Public noticing and public review
- City Council hearing, consideration, and potential approval
- Coastal Commission review

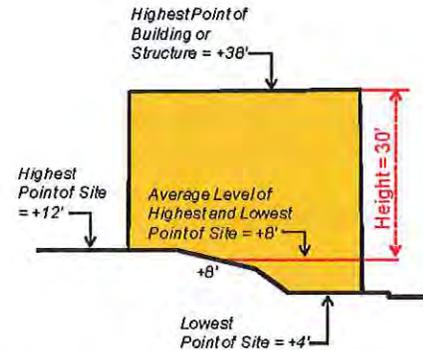


Commercial Zoning Review
Preliminary Draft Zoning Amendments
 November 2229, 2011

PROPOSED NEW AND AMENDED DEFINITIONS

19.04.400. Height, measurement of.

Height shall be measured from ~~existing grade at all points of the site to a warped plan an equal height above all points on the site.~~ the average level of the highest and lowest point of that portion of the building site covered by the building or structure to the highest point of the building or structure. (Ord. 94-884, 1994)



19.04.217. ~~Church.~~ Religious Assembly

“~~Church~~Religious assembly” means an institution organized and operated for nonprofit purposes within the provisions of Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code and to whom the Franchise Tax Board has issued a determination exempting the organization from tax, which people regularly attend to participate in or hold religious services, meetings and other activities. ~~The term “church” shall not carry a secular connotation, and shall include buildings in which the religious services of any denomination are held.~~ (Ord. 2001-960 § 1, 2001)

19.04.410. Hotel

“Hotel” means any establishment offering commercial transient lodging accommodation on a ~~less than~~ monthly or shorter basis to the general public, including any incidental services such as eating, drinking, meeting, banquet, entertainment, or recreational services intended primarily for the convenience of guests. Hotels shall consist of various types which are further defined as follows:

H-1: A site area of a minimum square footage of thirty-five thousand square feet, at least thirty guest rooms, facilities for conference, meeting or public use and a full service restaurant on site.

H-2: A “Motel” which is an establishment providing guest rooms on a less than monthly basis, with most rooms gaining access from an exterior walkway.

H-3: A lot, parcel or segment of real property dedicated to “timeshare units” as defined in Section 19.04.756 of this Code.

H-4: A “bed and breakfast” lodging place containing no more than six guest rooms and one kitchen. (Ord. 2003-1007 § 1, 2003; Ord. 94-884, 1994)

H-5: An “inn” means a commercial establishment that affords public lodging to travelers on a monthly or shorter basis. A kitchen and dining area may also be included to provide meal and beverage service to guests and to the general public.

19.04.530. Massage Parlor Massage Therapy Establishment.

“Massage parlor” means a massage establishment as defined in Section 4.28.020. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983) “Massage therapy establishment” means a fixed location at which a massage business engages in or carries on a commercial activity involving, in whole or in part, the recurring giving or administering of massages on the premises, consistent with the definition in Section 4.28.020 of the Imperial Beach Municipal Code, and in compliance with SB 731. This definition specifically excludes any adult-oriented business as defined in Section 19.60 of the Imperial Beach Municipal Code.

Active Commercial Uses

“Active commercial uses” mean commercial uses that are oriented along the street wall facing the main street at ground level. Active commercial uses should be accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Property entrances will be oriented to the street, which will facilitate sidewalk traffic and active streets. Uses that generate pedestrian activity include retail shops, grocery stores, restaurants, bars, theaters and the performing arts, personal convenience services, hotels, banks, travel agencies, ~~airline ticket agencies~~, child care services, libraries, museums and galleries, and commercial recreation and entertainment.

Active Use Area

“Active use area” means all portions of a site and buildings included in the use area, except storage, parking, and landscaping.

Antique Store

“Antique store” means a bona fide antique store in which substantially all the merchandise is antique. “Antique” means any collectible, object of art, bric-a-brac, curio, household furniture, or other furnishing offered for sale upon the basis, expressed or implied, that the value of the property, in whole or in substantial part, is derived from its age or from historical associations.

Athletic or Health Clubs

“Athletic or health clubs” means any business which offers or provides to the public, services, facilities, and/or instruction in bodybuilding, exercising, weight reduction, figure development, aerobics, or any other similar physical activity. This includes physical fitness clubs, yoga or pilates studios, and dance studios.

Courtyard

“Courtyard” means an open space unobstructed to the sky, located at or above grade level on a lot, and bounded on two or more sides by walls of a building.

Dwelling, Multiple-Family

“Multiple-family dwelling” means a residential structure containing two or more dwelling units that are attached vertically or horizontally.

Emergency Shelter

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Garage

“Garage” means an accessible and usable enclosed space of not less than 9 feet by 19 feet for the parking of automobiles off the street.

Green Building Utilities

“Green Building Utilities”, also referred to as small wind turbines, residential alternative power sources, or small alternative utilities, refers to the provision of sustainable essential services (such as water and electricity) in the form of small infrastructure that reuse water or generate electricity that is primarily used on-site and which support the principal development. Examples of green building utilities include small wind turbines, solar panels, and barrels for grey water reuse.

Ground Floor Retail (see Retail, ground floor, below)

~~“Ground floor retail” is considered a general commercial use as permitted in a given district that is oriented along the street wall facing the main street and pedestrian movement, serves as a component of a mixed-use or multi-story project, and is compatible with a broad range of retail types that add to and benefit from a pedestrian retail context.~~

Habitable Floors

“Habitable floors” are levels within a residential or mixed-use structure that permit residential, employment, visitor, or similar uses to be developed. Habitable floors do not include levels with rooftop, mechanical equipment, architectural treatments, stairwell entries, or similar uses open or partially open to the environment at the highest floor of the structure. The highest habitable floor shall not exceed the height limits defined in respective zones.

Height, First Floor

“First Floor Height” means the vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building or structure, to the highest point of the ceiling.

Youth hHostel

“Youth hHostel” means a place where travelers ~~over the age of 17 but under the age of 30~~ may stay for a limited duration at low cost in a facility that is appropriately recognized by a state,

~~or~~ national, or international hostel organization and that may include dormitory-like sleeping accommodations.

Incidental Manufacturing

“Incidental manufacturing” means design, fabrication, and assembly of items for sale that is incidental or secondary to the use of the premises for retail sales of the items being produced. Manufacturing activities would involve production of individual items by hand manufacturing or the use of electric hand tools. Floor area used for manufacturing or storage of produced goods should not exceed the floor area used for retail sales. Typical uses would include ceramic studios, candle-making, leather-working, or custom jewelry manufacturing.

Kiosk

“Kiosk” means a small booth with an open window on one or more sides for selling small consumables such as newspapers, magazines, street maps, and confections. An information kiosk (or information booth) dispenses information in the form of maps, pamphlets, and other literature, and/or advice offered by an attendant. An electronic kiosk (or computer kiosk or interactive kiosk) houses a computer terminal that may store data locally, or retrieve it from a computer network and provide an informational public service or serve a commercial purpose. Kiosks shall be fixed in nature, and may not be movable. Kiosks do not include push carts or vending machines. Additionally, kiosks are not to exceed twenty square feet in area each and shall be located on public plazas or private leaseholds.

Live/Work Units

A “live/work unit” means a structure or portion of a structure combining a residential living space for a group of persons including not more than four adults in the same unit with an integrated work space principally used by one or more of the residents of that unit.

Live Entertainment

“Live entertainment” includes live music, recorded music, music played by a DJ, comedy, karaoke, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live music, recorded music, or music played by a DJ.

Loading Area

“Loading area” means an area of adequate size for the delivery vehicles expected to be used, logically and conveniently located for bulk pickup and delivery, readily accessible when required parking spaces are filled, and located totally outside of any street or alley right-of-way.

Main Streets

“Main street” is defined as the primary street adjacent to a parcel that carries the largest pedestrian and automotive traffic. For the commercial zones within the City, the main streets are considered Palm Avenue, Old Palm Avenue, State Route 75 (SR-75), Seacoast Drive, Imperial Beach Boulevard, and 13th Street.

Mixed-Use Development

“Mixed-use development” means a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial, residential, and institutional. The uses may be located in the same building or in separate buildings on the same site plan. A mixed-use development should not consist exclusively of live/work units.

Open Space, Private

“Private open space” means an area connected or immediately adjacent to a dwelling unit. The space can be a balcony, porch, ground or above grade patio, or roof deck used exclusively by the occupants of the dwelling unit and their guests.

Open Space, Public

“Public open space” means those usable outdoor spaces commonly accessible to all residents and users of the building for the purpose of passive or active recreation.

Paseo

“Paseo” means a path set aside for pedestrian walking that may pass through any part of a parcel to access points away from the main street edge.

Parapet

“Parapet” means a low protective wall or railing along the edge of a raised structure such as a roof or balcony.

Pedestrian Entrance

“Pedestrian entrance” means a functional entrance or door that is accessible to the general public from an enclosed occupied space. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative nonfunctional doors and entrances.

Personal Convenience Services

“Personal convenience services” include commercial establishments such as, but not limited to, dry cleaners, shoe repair, drug stores, convenience stores, barber shops, hair salons, nail salons, mailing centers, ticket sales, and travel agents, excluding any adult uses as defined in Section 19.04 of the Municipal Code.

Plaza

A “plaza” is a type of public open space usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes smaller shops.

Public Parking Lot

A “public parking lot” means a parking area that contains parking spaces available to all members of the public on a free or for-fee basis, for purposes of parking a motor vehicle while accessing other areas in the city.

Retail Sales

“Retail sales” refers to establishments primarily engaged in the sale or rental of goods or merchandise for personal or household use. Typical uses would include department stores, variety stores, drug stores, jewelry stores, apparel stores, and furniture stores.

Retail, Ground Floor

“Ground floor retail” is considered a general commercial use that is oriented along the street wall facing a main street with pedestrian movement, serves as a component of a mixed-use or multi-story project, and is suitable for a broad range of retail types that add to and benefit from a pedestrian retail context.

Second-hand Store or Thrift Shop

“Second-hand store” or “thrift shop” means a place of business that engages in buying and selling, trading, or accepting for sale on consignment previously sold property, excluding bona fide antique stores (see definition).

Senior Housing

“Senior housing” or senior units means a housing development as defined in State of California Civil Code Section 51.3.

Stepback

“Stepback” means the minimum horizontal distance between the building line of a developed floor beneath and the building line of a floor above the ground floor along any side of a structure as defined in the respective zones in this code.

Street Wall

“Street wall” means the building façade along a property line adjacent to any public street. The street wall may include arcades, colonnades, recessed entrances, private open space, and urban open space.

Urban Open Space

“Urban open space” means any usable space accessible to the general public which is 1,000 square feet or greater in size such as plazas, parks, etc.

**Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 29, 2011**

ZONING ORDINANCE AMENDMENTS

19.06.010. Zones established.

The several zones established and into which the City is divided are designated as follows:

- A. R-1-6000 — Single family residential zone, one single family detached dwelling unit per lot with a minimum lot size of 6,000 square feet.
- B. R-1-3800 — Single family residential zone, one single family detached dwelling unit per lot, with a minimum lot size of 3,800 square feet.
- C. R-3000-D — Medium density or two-family detached residential zone, one detached dwelling unit for every 3,000 square foot of lot area.
- D. R-3000 — Medium density or two-family residential zone, one dwelling unit for every 3,000 square foot of lot area.
- E. R-2000 — Medium density residential zone, one dwelling unit for every 2,000 square foot of lot area.
- F. R-1500 — High density residential zone, one dwelling unit for every 1,500 square foot of lot area.
- G. PF — Public Facilities zone.
- H. C/MU-1 — General Commercial and Mixed-use zone.
- I. C/MU-2 — Seacoast Commercial and Mixed-use zone.
- J. C/MU-3 — Neighborhood Commercial and Mixed-use zone.
- K. OS — Open Space zone.
- L. UR — Urban Reserve zone.
- ~~M. MU-1 Mixed Use Overlay zone.~~
- ~~N. MU-2 Mixed Use Overlay zone. (Ord. 94-884, 1994)~~

19.44.020. Access.

A. No parking area in the C/MU-1, C/MU-2 or C/MU-3 zone shall be located so as to require or encourage the backing of automobiles or other vehicles across any street lot line to effect egress from the place of parking.

B. Parking areas in R zones shall meet the following standard:

1. Where properties abut both an alley and a street designed as a collector, major or prime arterial, no new street curb cuts or parking layouts requiring backing into the street shall be allowed.

2. Where properties abut both a collector, major or prime arterial and a local street, access shall be taken only from the local street.

3. Properties abutting both an alley and residential street shall take access from the alley with the exception that one sixteen foot wide curb cut allowing no more than two vehicles to back into the street may be allowed. (Ord. 94-884, 1994)

19.50.031. Requirements generally—Existing buildings.

The commercial landscaping requirements of this Chapter shall be observed only for proposed commercial uses or developments requiring Site Plan Review by the ~~Planning Commission~~ City Council, as identified in Section 19.26.020-~~C.~~, 19.27.020-~~D.~~, and 19.28.020-~~D.~~, provided that in no case shall the amount of existing landscaping be reduced and that any new and all existing landscaping shall be permanently maintained. (Ord. 94-884, 1994)

19.52.050. Signs Allowed on Private Property.

Signs shall be allowed on private property in the City in accordance with and only in accordance with Table “A”. If a “Yes” appears for a sign type in a column, such sign is allowed in the zones represented by that column. If a “No” appears for a sign type in a column, such a sign is not allowed in the zones represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by a “Yes” in Table “A” shall be allowed only if:

A. The sum of the area of all building and freestanding signs on the lot conforms with the maximum permitted sign area as determined by the formula for the zone in which the lot is located as specified in Table “A”;

B. The size, location, and number of signs on the lot conform with the requirements of table B, which establishes permitted sign dimensions by sign type, and with any additional limitations listed in Table A; and,

C. The characteristics of the sign conform with the limitations of Tables “A” and “B”. (Ord. 94-884, 1994)

Table “A”

Sign Type	R-1-6000 R-1-3800 R-1-3000 - D R-1-3000	R-2000, R-1500	C/MU-1	C/MU-2	C/MU-3
Freestanding					
Monument	Yes	Yes	Yes	Yes	Yes
Incidental	No	Yes	Yes	Yes	Yes
Pole	No	No	No	No	No
Building					
Banner	No	No	Yes	Yes	Yes
Canopy	No	Yes	Yes	Yes	Yes
Incidental	No	Yes	Yes	Yes	Yes
Marquee	No	Yes	Yes	Yes	Yes
Projecting	No	Yes	Yes	Yes	Yes
Roof	No	No	No	No	No
Roof Integral	No	No	Yes	yes	Yes
Suspended	No	No	Yes	Yes	Yes
Wall	No	Yes	Yes	Yes	yes
Window	No	No	Yes	Yes	Yes
Miscellaneous*					
Balloons and inflatable signs	No	No	No	No	No
Banner	No	No	Yes	Yes	Yes
Beacons	No	No	No	No	No
Billboards	No	No	No	No	No
Flag	Yes	Yes	Yes	Yes	Yes
Pennants	No	No	No	No	No
Portable	No	No	No	No	No
Other					
Animated	No	No	No	No	No
Changeable copy	No	No	No	No	No
Illumination internal	No	Yes	Yes	Yes	Yes
Illumination external	No	No	Yes	Yes	Yes
Illumination neon	No	No	Yes	Yes	Yes
Time and temperature	No	No	Yes	Yes	Yes

Table “B”

Sign Type	R-1-6000 R-1-3800 R-1-3000-D R-1-3000	R-2000 R-1500	<u>C/MU-1</u>	<u>C/MU-2</u>	<u>C/MU-3</u>
Freestanding					
Area (sq. ft)	N.A.	12	40	40	40
Height (feet)	N.A.	6	8	8	8
Number permitted per lot frontage	N.A.	1	1	1	1
Building signs (except window)					
Area (max sq.ft.)	N.A.	32	1 per lineal ft. of wall face	1 per lineal ft. of wall face	1 per lineal ft. of wall face
Window signs	N.A.	N.A.	35% of total window area	35% of total window area	35% of total window area

Chapter 19.60. ADULT-ORIENTED BUSINESSES

19.60.010. Allowed in C/MU-1 zone only.

The following described businesses shall only be permitted within a C/MU-1 zone:

- A. Adult bookstores;
- B. Adult motion picture theaters;
- C. Adult mini-motion picture theaters;
- D. Adult motion picture arcades;
- E. Adult hotels or motels;
- F. Cabarets;

- G. Pool or billiard halls;
- ~~H. Massage parlors;~~
- ~~H.~~ Body painting studios;
- ~~H.~~ Dancehalls;
- ~~K.J.~~ Model studios;
- ~~L.K.~~ Sexual encounter studios and rap parlors.

(Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.60.020. Establishment and location.

A. An adult-oriented business shall only be located in a C/MU-1 zone. It is unlawful to establish any such adult-oriented business if the location is:

- 1. Within five hundred feet of any ~~church~~religious assembly, public school, park or playground;
- 2. Within two hundred feet of any area that is denominated as an R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000, or R-1500 zone, or any other area that is primarily residential in character, as evidenced by letter designation in the zoning law of the City.
- 3. Within five hundred feet of another adult-oriented business.

B. The establishment of any adult-oriented business shall include the opening of such a business as a new business, relocation of such business, or the conversion of an existing business location to any adult-oriented business use. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

Chapter 19.62. BARS AND COCKTAIL LOUNGES

19.62.010. Purpose of provisions.

The purpose of this Chapter is to provide for the location of bars and cocktail lounges in the City and to provide minimum regulations designed to protect the health, safety and welfare of the general public. The purpose is not to regulate alcoholic beverage sales or in any way to conflict with the State in its control of alcoholic beverages. (Ord. 601 § 1 (part), 1983; Ord. 94-884, 1994)

19.62.020. Conditional Use Permit—Required.

Bars or cocktail lounges shall be permitted in the C/MU-1, and C/MU-2 zone with approval of a Conditional Use Permit. (Ord. 94-884, 1994)

19.62.030. Conditional Use Permit—Issuance criteria.

In considering the granting of a Conditional Use Permit for a bar or cocktail lounge, the Planning Commission-City Council shall use the following criteria as guidelines:

- A. Establishments should not be less than two hundred feet from a residential zone;
- B. Establishments should not be less than two hundred feet from an existing residential building;
- C. Establishments should not be less than three hundred feet from a churchreligious assembly; or public school; playground; or park;
- D. Amount of existing and proposed off-street parking;
- E. Hours of operation of the proposed establishment;
- F. The type of business proposed;
- G. The number of bars or cocktail lounges in close proximity to the proposed establishment;
- H. The possible effect of the operation of the proposed establishment on health, safety and welfare of the neighborhood. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.74.070. Motor vehicle sales.

- A. Establishment of businesses designed for the sale, lease or rental of new and/or used motor vehicles shall required approval of a conditional use permit and shall be permitted only in the C/MU-1 Zone.
- B. Before approval of a conditional use permit, the Planning Commission-City Council shall consider the following, to be submitted by the applicant:
 - 1. A site plan showing the parking alignment, the location of all structures, and the proposed on site traffic flow;
 - 2. A sign program showing all existing and proposed signing;
 - 3. A landscape plan showing at least a ten-foot strip of permanently maintained landscaping abutting each street, except for approved areas of ingress and egress.
 - 4. A lighting plan for display areas. (Ord. 601 § 1 (part), 1983; Ord. 94-884, 1994)

19.92. Green Building Utilities.

Applicable standards:

1. Setbacks:
 - a. Green building utilities associated with, or mounted to, a building/structure shall respect the setbacks of the established building/structure of the parcel; where encroachment is necessary for the function or design of the system, no portion of the system shall be closer than 2 feet to any property line and/or adjacent building/structure.
 - b. Green building utilities shall be set back a minimum of 10 feet from any property line abutting a street or public right of way. Where devices include moving parts, the measurement shall be taken from the outermost edge of the moving portion of the device.
 - c. Stand-alone, ground-mounted small energy utility units are prohibited.
2. Height: Small wind turbine shall be roof mounted, with a height not exceed 15 feet from base/mount of the unit to the top of the unit (including blade length in vertical position where applicable). Small wind turbines shall be permitted to exceed the height limitations of the applicable zones. All other devices shall conform to the height limitations of the applicable zones.
3. Size/Coverage: A green building utility shall not exceed 30 percent area coverage of the surface to which the system is mounted; this standard shall apply to single or multiple system installations.
4. Noise: The green building utility shall be operated in such manner that it does not exceed the City's noise standards in Chapter 9.32 of the Municipal Code.
5. Design of wind system units shall be of a white, grey or other non-obtrusive color. Design of non-solar/non-wind units shall complement the design of the associated building/structure.
6. Standard drawings and an engineering analysis of the green building utility are required showing compliance with latest version of the California Building Code.
7. Applicant shall submit line drawing of electrical components of the energy system in sufficient detail to demonstrate compliance with the applicable electrical code.
8. Applicant shall submit plan and elevation diagram of the utility and placement showing compliance with the standards identified herein.
9. Any non-operational energy systems shall be removed within 12 months after becoming non-operational.

**Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 30, 2011**

Chapter 19.23. COMMERCIAL USE REGULATIONS

The following land uses are allowed in the C/MU-1, C/MU-2, and C/MU-3 zones as uses that are expressly permitted, uses that require a conditional use permit, or uses that are permitted only if in compliance with specific location requirements. Any use not listed is prohibited unless the City Council determines it to be compatible with the zone.

Key to Land Use Tables				
P	Expressly permitted			
C	Permitted with conditional use permit			
N	Not permitted			
Notes				
Per the City's zoning code, hotels consist of various types and are defined as follows:				
H-1	A site area of a minimum of 35,000 square feet; at least 30 guest rooms; facilities for conference, meeting, or public use; and a full-service restaurant on-site.			
H-2	A "motel," which is an establishment providing guest rooms on a monthly or shorter basis, with most rooms gaining access from an exterior walkway.			
H-3	A lot, parcel, or segment of real property dedicated to "timeshare units," as defined in Section 19.04.756 of the Imperial Beach Municipal Code.			
H-4	A "bed and breakfast" lodging place containing no more than six guest rooms and one kitchen.			
H-5	An "inn" means a commercial establishment that affords public lodging to travelers on a monthly or shorter basis. A kitchen and dining area may also be included to provide meal and beverage service to guests and to the general public.			
Commercial Uses	C/MU-1	C/MU-2	C/MU-3	Notes
Adult bookstore, adult hotel/motel, adult mini-motion picture theater, adult picture arcade, adult picture theater, sexual encounter studio, rap parlor, model studio	P	N	N	See definitions. Subject to requirements for adult-oriented businesses in Chapter 19.60.
Antique store	P	P	P	See definition
Arcades and game centers	C	C	C	See definition
Art studio, gallery, museum	P	P	P	See definition
Athletic and health clubs	P [C]	P [C]	P [N]	See definition
Bars or cocktail lounges	C	C	N	See definitions
with live entertainment	C	C	N	See definition
Beach equipment rental, bike rental, surf shop, fishing supply	P	P	N	
Body piercing establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(1)
Bookstore	P	P	P	

Boutique	P	P	P	
Child day care center	P	P	P	See definition
Clinic	P	P	P	See definition
Department store	P	N	N	
Drive-in restaurant	P	P	N	See definition
Drive-through establishment	C	N	C	See definition
Fortune telling establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(3)
Kennel	C	N	N	See definition. Subject to Section 19.74.050
Kiosk	P [C]	P	P [C]	See definition. In C/MU-2: Subject to Section 19.27.020(A)(2).
Liquor store	P	P	N	See definition.
Massage therapy establishment	P	P	P	See definition. Per Senate Bill 731
Mortuary	C	N	N	
Motor vehicle sales	C	N	N	Subject to Section 19.74.070
Palm reading establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(3)
Pawnshop	C	N	C	See definition
Personal convenience services	P	P	P	See definition
Pool or billiard hall	C	C	N	See definition
with live entertainment	C	C	N	See definition
Postal services, private	P	P	P [C]	
Professional offices, financial institutions, and real estate	P	P [C]	P	
Restaurant	P	P	P	See definition
with live entertainment	C	C	C	See definition
Retail food store	P	P	P	
Retail sales	P	P	P	See definition
Sales of secondhand or used merchandise	N	N	N	See definition
Tattoo establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(4)
Residential and Similar Uses	C/MU-1	C/MU-2	C/MU-3	Notes
Accessory building, structures, private garages	C	C	C	See definition of accessory building
Boarding house	C [P]	N	N	See definition
Emergency shelter	P	N	N	See definition
Hostel	N	C	N	See definition
Hotel, motel, bed and breakfast lodging, inn (H-1, H-2, H-3, H4, H-5)	P	P	P [C]	See definitions above
Live/work unit	P	P	P	See definition

Mixed-use development	P	P	P	See definition
Motor home/manufactured housing community	N	N	N	See definitions
Multiple-family dwellings	P	P	P	See definition. See requirement for active commercial uses on ground floor per Sections 19.26.020(A)(1), 19.27.020(A)(1), 19.28.020(A)(1)
Second-family units	N	N	N	
Senior housing, nursing home, retirement home	C	C	C	See definitions (definition of senior housing added)
Short-term rental	P	P	P	See definition
Single-family detached	N	N*	N	*Only permitted in Seacoast residential overlay zone
Timeshare	C	C	N	See definition
Light Industrial Uses	C/MU-1	C/MU-2	C/MU-3	Notes
Automobile dismantling or wrecking yard	N	N	N	See definition
Automobile repair or automobile body shop	C	N	N	See definitions
Automobile sales lot	C	N	N	See definition
Automobile service station/gas station	C	N	C	See definition
Energy facility	C	N	N	See definition
Equipment rental yard	C	N	N	
Incidental manufacturing	C	C [N]	C [N]	See definition
Light manufacturing, manufacturing, industrial	N	N	N	
Public and Semi-public uses	C/MU-1	C/MU-2	C/MU-3	Notes
Campsites	N	N	N	See definition
Clubs, fraternal/veteran/service organizations	C	C	C [N]	Subject to Sections 19.26.020(B)(2), 19.27.020(A)(3), 19.28.020(A)(2)
with live entertainment	C	C	C	
Educational institutions	C	C	N	
Governmental or quasi-public building	P	P	P	
Library	P	P	P	
Religious assembly	C	C	C	See definition. Subject to Sections 19.26.020(B)(2), 19.27.020(A)(3), 19.28.020(A)(2)
Public parking lot	P	P [C]	P	

Theatre/Assembly	C	C	C	
Wireless communication facility	C	C	C	See definition. Subject to Section 19.90
Green Building Utilities	C/MU-1	C/MU-2	C/MU-3	Notes
Green Building Utilities	P	P	P	See definition. Subject to Section 19.92
Open Space and Recreation	C/MU-1	C/MU-2	C/MU-3	Notes
Passive public parks	P	P	P	
Playground and recreation areas	C	C	C	Permitted if incidental and accessory to a permitted use
Public riding and hiking trails	P	P	P	

Notes:

Highlighted text indicates that the use is a newly defined regulated use, or that permissions have been changed or added to address all zones.

[C] or [P] or [N] text indicates land use permission in the existing ordinance that is proposed to be changed.

Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 2229, 2011

Chapter 19.26. C/MU-1 GENERAL COMMERCIAL AND MIXED-USE ZONE

19.26.010. Purpose of zone.

The purpose of the C/MU-1 zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. It is intended that the dominant type of commercial activity in the C/MU-1 zone will be community and neighborhood serving retail and office uses. (Ord. 94-884, 1994)

19.26.020. Permitted uses.

A. ~~The following commercial uses (excluding light manufacturing, manufacturing or industrial uses) shall be permitted subject to subsections C and D of this section as appropriate: Specified commercial, residential, light industrial, public and semi-public, green building utilities, and open space and recreation uses allowed in the C/MU-1 Zone are listed in Chapter 19.23, including those requiring a conditional use permit, and shall also comply with the following land use regulations:~~

~~1. Stores, shops and offices supplying commodities or performing services for residents of the City as a whole such as retail food stores, restaurants, department stores, specialty shops, banks, business or professional offices and other financial institutions, personal service enterprises, hotels and motels;~~

~~1. For all buildings with frontage along Palm Avenue between 7th Street and Florida Street, including those with multiple-family dwelling units, "active commercial uses" as defined in Chapter 19.05 are required to be provided at a minimum of 60 percent (60%) of each building's ground floor square footage, have direct pedestrian access from the Palm Avenue sidewalk or a plaza, and have a minimum building depth of 25 feet. Exceptions would require approval of a conditional use permit.~~

~~2. Any other retail business or service establishment which the planning commission finds to be consistent with the purposes of this chapter and which will not impair the present or potential use of adjacent properties, excluding those listed under subsection B below.~~

~~3. Residential dwelling units may be permitted above the first floor at a maximum density of one unit per every one thousand gross square feet of lot area, subject to the approval of a conditional use permit and subject to subsections B, C and D of this section as appropriate.~~

~~4. Short term rentals.~~

~~3. Kiosks shall not exceed twenty square feet in area each, shall be located on public plazas or private leaseholds, and shall not exceed ten locations in the C/MU-1 Zone.~~

~~4. Time shares require approval of a conditional use permit and shall be prohibited on the first floor unless twenty-five percent (25%) of the units are restricted to overnight accommodations.~~

B. The following uses are permitted subject to the approval of a conditional use permit and in compliance with requirements specified below:

- ~~1. Arcades and game centers;~~
- ~~2. Athletic and health clubs;~~
- ~~3. Automobile repair;~~
- ~~4. Bars and cocktail lounges;~~
- ~~5. Body shops;~~

~~6~~1. Body piercing establishments may be permitted, subject to the approval of a conditional use permit, however, it is unlawful to establish any such body piercing establishment if the location is within one hundred feet of any property that is zoned as an R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000 or R-1500 zone, or any other area that is primarily residential in character, as evidenced by letter designation in the zoning law of the City; or within two hundred feet of any of the following:

- a. Bar, cocktail lounge, or liquor store;
- b. Body piercing establishment;
- c. ~~Church~~Religious assembly;
- d. Educational institution ~~or school~~;
- e. Public park; or
- f. Tattoo establishment.

~~27.~~ ChurchReligious assemblies, clubs, fraternal organizations (e.g., Masons, Moose, Elks, and Eagles), service organizations (e.g., Rotary, Kiwanis, Lions Club, and Jaycees), and veterans organizations (e.g., American Legion, VFW, FRA, and Disabled American Veterans), may be permitted, subject to the approval of a conditional use permit subject and to subsections E, F, G and H of this ~~section~~ chapter as appropriate.

- ~~8. Wireless communications facilities;~~
- ~~9. Educational institutions;~~
- ~~10. Equipment rental yard;~~

~~11~~3. Fortune telling or palm reading establishments may be permitted, subject to the approval of a conditional use permit; however, it is unlawful to establish any such fortune telling or palm reading establishment if the location is within:

- a. One hundred feet of any property that is zoned as an R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000, or R-1500 zone, or any other area that is primarily residential in character, as evidenced by letter designation in the zoning law of the City; or
- b. Five hundred feet of any mobilehome park, manufactured housing community, or senior housing development; or
- c. One thousand feet of any similar establishment.

- ~~12.~~ Gas stations;

- ~~13. Incidental manufacturing;~~
- ~~14. Kennels;~~
- ~~15. Kiosks;~~
- ~~16. Liquor stores;~~
- ~~17. Mortuaries;~~
- ~~18. Tattoo establishment;~~
- ~~19. Boarding house;~~
- ~~20. Residential dwelling units above the first floor at a maximum density of one unit per every one thousand square feet of lot area, and subject to subsections C and D of this section as appropriate;~~

214. Tattoo establishments may be permitted, subject to the approval of a conditional use permit; however, it is unlawful to establish any such tattoo establishment if the location is within one hundred feet of any property that is zoned as an R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000, or R-1500 zone, or any other area that is primarily residential in character, as evidenced by letter designation in the zoning law of the City; or within two hundred feet of any of the following:

- a. Bar, cocktail lounge, or liquor store;
- b. Body piercing establishment;
- c. ~~Church~~Religious assembly;
- d. Educational institution ~~or school~~;
- e. Public park; or
- f. Tattoo establishment.

C. Site plan review by the ~~planning commission~~ City Council will be required if any of the following applies ~~for to~~ proposed uses located in the C/MU-1 zone:

- 1. All proposed ~~commercial~~ developments involving new construction.
- 2. Any addition, construction or alteration of existing buildings resulting in an increase of ten percent or greater of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center.
- 3. Any proposed ~~commercial~~ use or structure requiring the approval of a conditional use permit.
- 4. Any development including residential dwelling units ~~above the first floor~~.

D. Site plan review by the community development director (administrative approval) will be required if any of the following applies for proposed uses located in the C/MU-1 zone:

- 1. Any addition, construction or alteration of existing buildings resulting in a one-time increase of less than ten percent of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center.

Multiple additions to existing commercial buildings which cumulatively result in an increase of ten percent or greater of the originally approved gross floor area of a commercial building shall require site plan review by the ~~planning commission~~City Council.

2. Exterior facade alterations to existing buildings located on a design review corridor as identified in subsection 19.83.020(A)(1) of this code.

3. The building or site or a portion of the building or site that is proposed to be occupied has been vacant for a period of two years or greater.

4. Public parking lots.

E. Notice to adjoining property owners of any application for conditional use permit for a ~~church~~religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection (B)(~~72~~) of this section shall be given pursuant to Section 19.86.050 of this code. Additionally, notice of hearing shall be made by mailing a postal card or letter to all the business owners within three hundred feet of the exterior boundary of the property involved, such business owners and their addresses being established for this purpose by the latest business licenses issued by the City; provided, however, that in the case where the ownership or address has recently changed and such knowledge is available to the Community Development Department, notice shall also be sent in this manner to the current business owners. Such notice shall include the nature of the proposal, a description of the property under consideration, and the time and place of the public hearing. In certain cases where mailed notice of hearing is deemed impractical, notice may be effected by posting upon the subject property and within the area of the subject property a notice bearing the same information as contained in the notice to be mailed. The notice shall be posted at least ten days prior to the date set for the public hearing, and the Community Development Department shall sign an affidavit of posting to be held in the record. No defect or irregularity in the giving of such notice shall invalidate the public hearing.

F. The report prepared by staff for the City Council on the conditional use permit application for a ~~church~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (B)(~~72~~) of this section, shall provide a listing of the number of property owners, business owners, and types of businesses located within three hundred feet of the exterior boundaries of the subject property. Prior to the scheduled public hearing, the applicant shall attempt to contact the property owners and business owners located within three hundred feet of the exterior boundary of the subject property to determine how many support and how many oppose the application for the conditional use permit on the subject property. The results of the survey of the property owners and business owners shall be forwarded to City staff for inclusion in the staff report to the City Council.

G. Prior to the issuance of a conditional use permit for a ~~church~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (B)(~~72~~) of this section, the applicant must demonstrate and the City Council must make a finding that the parking requirements of Chapter 19.48 of this code are met and that sufficient parking exists to accommodate the proposed uses.

H. Any conditional use permit issued for a ~~church~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (B)(~~72~~) of this section shall, at a minimum, specifically address the following:

1. Proposed uses or activities;
2. Hours of operations, uses and activities;
3. The days of the week and times for meetings or gatherings and the number of people attending those meetings or gatherings;
4. The number, time and days of the week of any proposed musical activities, performances or entertainment;
5. The number, time and days of the week of activities involving infants, pre-teens, teens or young adults;
6. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, that are directly related to the operation, uses and activities of the ehurehfacility, or are attended by the principal membership of the ehurehfacility; and
7. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, if any, that are not directly related to the operation, uses and activities of the ehurehfacility, nor are attended by the principal membership of the ehurehfacility; and
8. No child care services by persons unrelated to the parent or child, child day care center, or educational institution shall be operated on the premises unless specifically provided for under the conditional use permit issued for the ehurehreligious assembly, club, fraternal organization, service organization or veteran's organization. Nothing in subsections E, F, G, or H of this section shall supersede or preempt the issuance criteria for a conditional use permit as set forth in Chapter 19.82 of this code. (Ord. 2003-1013 § 4, 2003; Ord. 2002-986 §§ 2, 3, 2002; Ord. 2002-983 §§ 21, 22, 2002; Ord. 2001-973 §§ 3—6, 2001; Ord. 2001-971 §§ 3—5, 2001; Ord. 2001-960 §§ 3—8, 2001; Ord. 94-884, 1994)

19.26.030. General commercial mixed use overlay (MU-1) zone.

The area generally located between Calla Avenue on the north, Donax Avenue on the south, Seventh Street on the east, and the eastern City boundary, is designated as a MU-1 commercial overlay area as indicated on the adopted land use/zoning map. The purpose of this designation is to allow future commercial expansion in an orderly manner. In this overly designation, general commercial activities are encouraged to expand into areas otherwise designated as R-1500, only if the lot proposed for commercial development is immediately adjacent to an existing commercial building used for commercial purposes, and only if the commercial use will occupy a newly constructed building designed solely for commercial or mixed-use purposes. Approval of a conditional use permit by the planning commission shall be required pursuant to Chapter 19.85. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.26.040. Yards.

Yard requirements for the C/MU-1 zone are as follows:

A. Front Yard and Side Street. 0 feet; -up to 40% of the project frontage may be set back up to an additional five feet. but not less than five feet for more than sixty percent (60%) of the project frontage. Front yards facing Donax Avenue or Calla Avenue shall be a minimum of

15 feet. Side street setbacks other than on Palm Avenue shall be a minimum of five feet. Garages on all streets shall be setback either 5 feet or less, or not less than 20 feet.

B. Side Yard. There shall be a minimum side yard of five feet.

C. Rear Yard. There shall be a minimum rear yard of ten feet.

D. The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met.

~~There are no front, side or rear yard setbacks required in the C-1 zone, however, the open space and landscaping requirements as stated in Chapter 19.50 shall be observed only for proposed commercial uses or developments requiring site plan review by the planning commission, as identified in subsection 19.26.020(C), provided that in no case shall the amount of existing landscaping be reduced and that any new and all existing landscaping shall be permanently maintained. (Ord. 94-884, 1994)~~

19.26.041. Stepbacks

For property with a side or rear yard abutting a residential zone, the second floor shall be set back a minimum of five feet from the abutting residential property line and the third floor shall be set back a minimum of ten feet from the abutting residential property line.

19.26.050. Minimum lot size.

The minimum lot size for any new lot created in the C/MU-1 zone shall be three thousand square feet (for related provisions concerning small lots, see Chapter 19.42.). (Ord. 94-884, 1994)

19.26.060. Frontage.

Every new lot created in the C/MU-1 zone shall have a minimum width along a street of thirty feet (for related provisions concerning small lots, see Chapter 19.42.). (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.26.070. Building height.

No building in the C/MU-1 zone shall exceed four stories or forty feet in height, whichever is less. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983). All commercial spaces on the ground floor shall have a minimum 15-foot floor-to-ceiling height; and single-story commercial buildings shall have a minimum building height of 20 feet.

19.26.080. Separation of buildings.

No buildings shall be located less than five feet from any other building on the same lot. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.26.110. Parking.

For provisions on parking applicable in the C/MU-1 zone, see Chapter 19.48. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.26.120. Signs.

For provisions on signs applicable in the C/MU-1 zone, see Chapter 19.52. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.26.130. Uses conducted outside buildings.

For provisions on uses conducted outside buildings applicable in the C/MU-1 zone, see Chapter 19.72. (Ord. 94-884, 1994)

Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 2229, 2011

Chapter 19.27. C/MU-2 SEACOAST COMMERCIAL AND MIXED-USE ZONE

19.27.010. Purpose of zone.

The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Additionally, the Seacoast residential overlay zone has been established to preserve opportunities for single-family residences within the overlay area. Mixed-use and multi-family residences are also permitted in the C/MU-2 zone and in the Seacoast residential overlay zone. The development standards of the C/MU-2 zone encourage pedestrian activity through the design and location of building frontages and parking provisions. (Ord. 94-884, 1994)

19.27.020. Permitted uses.

A. ~~The following commercial uses shall be permitted subject to subsections B, C, and D of this section as appropriate:~~ Specified commercial, residential, light industrial, public and semi-public, green building utilities, and open space and recreation uses allowed in the C/MU-2 Zone are listed in Chapter 19.23, including those requiring a conditional use permit, and shall also comply with the following land use regulations:

1. For all buildings with frontage along Seacoast Drive, including those with multiple-family dwelling units, "active commercial uses" as defined in Chapter 19.04 are required to be provided at a minimum- of 60 percent (60%) of each building's ground floor square footage and have direct pedestrian access from the Seacoast Drive sidewalk or a plaza. Exceptions would require approval of a conditional use permit.

2. ~~Kiosks (are not to exceed twenty square feet in area each). The kiosks,~~ shall be located on public plazas or private leaseholds, and shall not exceed ten locations in the ~~Seacoast commercial~~ C/MU-2 Zone.

3. ~~Churches~~ Religious assemblies, clubs, fraternal organization (e.g., Masons, Moose, Elks and Eagles), service organizations (e.g., Rotary, Kiwanis, Lions Club and Jaycees), and veterans organizations (e.g., American Legion, VFW, FRA and Disabled American Veterans) require approval of a conditional use permit and are subject to subsections D, E, F, and G of this section as appropriate.

4. Time shares require approval of a conditional use permit and shall be prohibited on the first floor unless twenty-five percent (25%) of the units are restricted to overnight accommodations.

5. Multi-family residential dwelling units are permitted at a maximum density of one unit per every 1,500 gross square feet of lot area; or if located on Palm Avenue and the east side of Seacoast Drive, residential dwelling units may be increased to a maximum density of one dwelling unit for each 1,210 gross square feet of lot area with approval of a conditional use

permit by the City Council that demonstrates compliance with two or more of the following development incentives:

- a. Project sites that are consolidated to a final size greater than 20,000 square feet;
- b. Entire project achieves Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification, a comparable green building certification, or can demonstrate the ability to achieve certification;
- c. Entire project provides a minimum of 75% “active commercial uses” on the ground floor;
- d. 25% of proposed residential units must be three-bedroom units;
- e. Provide an additional 100 square feet of public open space or plaza space with minimum dimensions of 6 feet by 10 feet;
- f. Dedicate a minimum of 1 foot of private property frontage to public use (creates a 1-foot front setback dedicated to public use);
- a.g. Floors above first floor provide additional stepback of 5 feet beyond required stepback.

~~_____ Beach equipment rental;~~

~~_____ 2. _____ Bed and breakfast;~~

~~_____ 3. _____ Bookstores;~~

~~_____ 4. _____ Boutiques;~~

~~_____ 5. _____ Financial institutions;~~

~~_____ a. _____ On first floor, subject to subsection B of this section;~~

~~_____ b. _____ All floors when located on Palm Avenue, Silver Strand Boulevard and/or Third Street.~~

~~_____ 6. _____ Fishing supply;~~

~~_____ 7. _____ Hotels and motels;~~

~~_____~~

~~_____ 8. _____ Personal services;~~

~~_____ 9. _____ Professional offices;~~

~~_____ a. _____ On first floor, subject to subsection B of this section;~~

~~_____ b. _____ All floors when located on a Palm Avenue, Silver Strand Boulevard and/or Third Street.~~

~~_____ 10. _____ Public parks;~~

~~_____ 11. _____ Residence inns;~~

~~_____ 13. _____ Private postal services;~~

~~_____ 14. _____ Restaurants;~~

~~_____ 15. _____ Retail shops;~~

~~_____ 16. _____ Specialty shops;~~

- ~~17. Surf shops;~~
- ~~18. Any other retail business or service establishment which the City Council finds to be consistent with the purposes of this chapter and which will not impair the present or potential use of adjacent properties, excluding those listed under subsection B of this section;~~
- ~~19. Residential dwelling units may be permitted above the first floor at a maximum density of one unit per every one thousand five hundred square feet of lot area, subject to approval of a CUP and subject to subsections B and C of this section as appropriate;~~
- ~~20. Kiosks (not to exceed twenty square feet in area each). The kiosks shall be located on public plazas or private leaseholds and shall not exceed ten locations in the Seacoast commercial zone;~~
- ~~21. Short term rentals.~~
- ~~B. The uses listed below are permitted subject to the approval of a conditional use permit. Conditional use permits for financial institutions and professional offices shall be considered, provided these uses do not exceed thirty percent of the existing commercial square footage on Seacoast Drive and intersecting residential streets. Upper floor professional offices and financial institutions are not subject to this section.~~
 - ~~1. Arcades and centers;~~
 - ~~2. Athletic and health clubs (second floor only);~~
 - ~~3. Bars and cocktail lounges;~~
 - ~~4. Liquor stores;~~
 - ~~5. Churches, clubs, fraternal organization (e.g., Masons, Moose, Elks and Eagles), service organizations (e.g., Rotary, Kiwanis, Lions Club and Jaycees), and veterans organizations (e.g., American Legion, VFW, FRA and Disabled American Veterans) subject to subsections E, F, G, and H of this section as appropriate;~~
 - ~~6. Commercial recreation facilities not otherwise listed;~~
 - ~~7. Educational institutions;~~
 - ~~8. Timeshares; shall be prohibited on the first floor unless twenty five percent of the units are restricted to overnight accommodation;~~
 - ~~9. Residential dwelling units above the first floor at a maximum density of one unit per every one thousand five hundred square feet of lot area, subject to subsections C and D of this section as appropriate; —~~
 - ~~10. Financial institutions: On first floor, subject to a conditional use permit per this subsection B;~~
 - ~~11. Professional offices: On first floor, subject to a conditional use permit per this subsection B;~~
 - ~~12. Theaters and assemblies;~~
 - ~~13. Public parking lots;~~
 - ~~14. Wireless communications facilities.~~

CB. Site plan review by the City Council will be required if any of the following applies for proposed uses located in the C/MU-2 zone:

1. All proposed ~~commercial~~ developments involving new construction;
2. Any addition, construction, remodeling or alteration of existing buildings resulting in an increase of ten percent or greater of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center;
3. Any proposed commercial use, residential use, or structure requiring the approval of a conditional use permit;
4. Any development including residential dwelling units ~~above the first floor;~~ and
5. Public parking lots.

DC. Site plan review by the community development director (administrative approval) will be required if any of the following applies for proposed uses located in the C/MU-2 zone:

1. Any addition, construction, remodeling or alteration of existing buildings resulting in a one-time increase of less than ten percent of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center. Multiple additions to existing commercial buildings which cumulatively result in an increase of ten percent or greater of the originally approved gross floor area of a commercial building shall require site plan review by the City Council;
2. Exterior facade alterations to existing buildings located on a design review corridor as identified in subsection 19.83.020(A)(1) of this title;
3. The building or site or a portion of the building or site that is proposed to be occupied has been vacant for a period of two years or greater; and
4. Kiosks.

ED. Notice to adjoining property owners of any application for conditional use permit for a ~~church~~religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection (~~BA~~)(53) of this section shall be given pursuant to Section 19.86.050 of this code. Additionally, notice of hearing shall be made by mailing a postal card or letter to all the business owners within three hundred feet of the exterior boundary of the property involved, such business owners and their addresses being established for this purpose by the latest business licenses issued by the City; provided, however, that in the case where the ownership or address has recently changed and such knowledge is available to the Community Development Department, notice shall also be sent in this manner to the current business owners. Such notice shall include the nature of the proposal, a description of the property under consideration, and the time and place of the public hearing. In certain cases where mailed notice of hearing is deemed impractical, notice may be effected by posting upon the subject property and within the area of the subject property a notice bearing the same information as contained in the notice to be mailed. The notice shall be posted at least ten days prior to the date set for the public hearing, and the Community Development Department shall sign an affidavit of posting to be held in the record. No defect or irregularity in the giving of such notice shall invalidate the public hearing.

FE. The report prepared by staff for the City Council on the conditional use permit application for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (BA)(53) of this section, shall provide a listing of the number of property owners, business owners and types of businesses located within three hundred feet of the exterior boundaries of the subject property. Prior to the scheduled public hearing, the applicant shall attempt to contact the property owners and business owners located within three hundred feet of the exterior boundary of the subject property to determine how many support and how many oppose the application for the conditional use permit on the subject property. The results of the survey of the property owners and business owners shall be forwarded to City staff for inclusion in the staff report to the City Council.

GF. Prior to the issuance of a conditional use permit for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (BA)(53) of this section, the applicant must demonstrate and the City Council must make a finding that the off-street parking requirements of Chapter 19.48 of this code are met and that sufficient parking exists to accommodate the proposed uses.

HG. Any conditional use permit issued for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization under subsection (BA)(53) of this section shall, at a minimum, specifically address the following:

1. Proposed use or activities;
2. Hours of operations, uses and activities;
3. The days of the week and times for meetings or gatherings and the number of people attending those meetings or gatherings;
4. The number, time and days of the week of any proposed musical activities, performances or entertainment;
5. The number, time and days of the week of activities involving infants, pre-teens, teens or young adults;
6. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, that are directly related to the operation, uses and activities of the ehurehfacility or are attended by the principal membership of the ehurehfacility; and
7. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, if any, that are not directly related to the operation, uses and activities of the ehurehfacility, nor are attended by the principal membership of the ehurehfacility; and

8. No child care services by persons unrelated to the parent or child, child day care center, or educational institution shall be operated on the premises unless specifically provided for under the conditional use permit issued for the ~~ehureh~~facility, ~~club~~, ~~fraternal organization~~, ~~service organization~~ or ~~veteran's organization~~. Nothing in subsections ED, FE, GF, or HG of this section shall supersede or preempt the issuance criteria for a conditional use permit as set forth in Chapter 19.82 of this code. (Ord. 2003-1013 § 5, 2003; Ord. 2002-983 §§ 23, 24, 2002; Ord. 2001-960 §§ 9—13, 2001; Ord. 98-930 § 1, 1998; Ord. 98-920 § 1 (part), 1998; Ord. 97-910 § 1, 1997; Ord. 94-888 § 1, 1994; Ord. 94-884, 1994)

19.27.030. Prohibited uses.

~~_____ The following uses are prohibited in the C-2 zone:~~

- ~~_____ 1. _____ Automotive repair;~~
- ~~_____ 2. _____ Body piercing establishments;~~
- ~~_____ 3. _____ Body shops;~~
- ~~_____ 4. _____ Automobile service stations;~~
- ~~_____ 5. _____ Automobile dismantling or wrecking yards;~~
- ~~_____ 6. _____ Campsites;~~
- ~~_____ 7. _____ Drive thru establishments;~~
- ~~_____ 8. _____ Equipment rental yards;~~
- ~~_____ 9. _____ Fortune telling establishments;~~
- ~~_____ 10. _____ Kennels;~~
- ~~_____ 11. _____ Tattoo establishment;~~
- ~~_____ 12. _____ Pawn shop;~~
- ~~_____ 13. _____ Boarding house.~~

~~(Ord. 2002-986 §§ 4-6, 2002; Ord. 2001-973 §§ 7-10, 2001; Ord. 2001-971 §§ 6, 7, 2001; Ord. 98-920 § 1 (part), 1998; Ord. 94-884, 1994)~~

19.27.040. Yards.

~~_____ Yard requirements of the C/MU-2 zone are as follows:~~

~~A. On property fronting on Seacoast Drive, the front of each building shall be set on the front property line. For purposes of this requirement an arcade is considered a part of the building. For lots not fronting on Seacoast Drive there are no front, side or rear yard setbacks in the C/MU-2 zone; except as follows:~~

~~_____ 1. A 10-foot rear and/or side yard setback is required for properties abutting any property zoned R-1-6000;~~

~~_____ 2. A 5-foot rear and/or side yard setback is required for properties abutting any property zoned R-2000; and~~

~~_____ 3. For properties within the Seacoast residential overlay zone, the setbacks shall be as required in Section 19.27.140(C)(2).~~

~~_____ B. The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met.~~

~~however, the open space and landscaping requirements as stated in Chapter 19.50 shall be observed only for proposed commercial uses or developments requiring site plan review by the planning commission, as identified in subsection 19.27.020(C), provided that in no case shall the amount of existing landscaping be reduced and that any new and all existing landscaping shall be permanently maintained.~~

~~_____ B. _____ On property fronting on Seacoast Drive the second floor front yard setback shall be five feet, except that sixty percent of the frontage may be set back zero feet.~~

~~_____ C. _____ On property fronting on Seacoast Drive, the third floor front yard setback shall be ten feet, except that forty percent of the frontage may be set back five feet. (Ord. 98-920 § 3 (part), 1998; Ord. 94-884, 1994)~~

19.27.041. Stepbacks.

A. _____ On property with a side or rear yard abutting a residential zone, the second floor stepback shall be a minimum of five feet from the abutting residential property line and the third floor stepback shall be a minimum of ten feet from the abutting residential property line.

B. _____ Stepbacks are not required where the ten-foot setback is required or observed for at least fifty percent of the property line abutting residential property.

C. _____ On properties fronting Seacoast Drive, an upper story setback of five to ten feet is required for a minimum of fifty percent of street-facing facades along Seacoast Drive.

19.27.050. Minimum lot size.

The minimum lot size for any new lot created in the C/MU-2 zone shall be three thousand square feet (for related provisions concerning small lots, see Chapter 19.42). (Ord. 98-920 § 3 (part), 1998; Ord. 94-884, 1994)

19.27.060. Frontage.

Every new lot created in the C/MU-2 zone shall have a minimum width along a street of thirty feet (for related provisions concerning small lots, see Chapter 19.42). (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.27.070. Building height.

A. _____ No building in the C/MU-2 (~~Seacoast Commercial~~) Zzone shall exceed three stories or thirty feet in height, whichever is less, except as follows:

1. _____ Properties within the Seacoast residential overlay zone are subject to a reduced single-family residential building height of two stories or twenty-six feet, whichever is less, per Section 19.27.140(C);

2. _____ Properties ~~located on Palm Avenue and properties on the east side of Seacoast Drive~~ shall have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with two or more of the development incentives listed in Section 19.27.020(A)(5); and

3. _____ Hotel, as defined in Section 19.04.410 as an H-1 type hotel, shall have a height limit not to exceed forty feet as part of an approved Specific Plan pursuant to Section 19.27.150. (Ord. 2003-1007 § 2, 2003; Ord. 94-884, 1994).

B. _____ All commercial spaces on the ground floor shall have a minimum 15-foot floor-to-ceiling height; and single-story commercial buildings shall have a minimum building height of 20 feet.

19.27.080. Separation of buildings.

No buildings shall be located less than five feet from any other building on the same lot. (Ord. 94-884, 1994)

19.27.110. Parking.

For provisions on parking applicable in the C/MU-2 zone, see Chapter 19.48. (Ord. 94-884, 1994)

19.27.120. Signs.

For provisions on signs applicable in the C/MU-2 zone, see Chapter 19.52. (Ord. 94-884, 1994)

19.27.130. Uses conducted outside buildings.

For provisions on uses conducted outside buildings applicable in the C/MU-2 zone, see Chapter 19.72. (Ord. 94-884, 1994)

19.27.140. Seacoast ~~commercial-residential~~ overlay (~~MU-2~~) zone.

The area located between Ocean Boulevard on the west, Ocean Lane on the east and between Imperial Beach Boulevard on the south and Palm Avenue on the north is designated as ~~at~~ the Seacoast residential overlay zone (~~MU-2~~). The purpose of this overlay zone is to preserve opportunities for continuation of single-family residential uses in this area. ~~this transition zone designation is to allow for the gradual commercial expansion in an area which is currently used for residential purposes.~~

A. The following uses shall be permitted in the MU-2 Seacoast residential overlay zone:

- 1. ~~RS~~ Single-family and multi-family residential;
- 2. Short-term rentals as defined in Section 19.040.692 of this code; and
- 3. Any use listed in Chapter 19.27.020 as a permitted use in the C/MU-2 Zone is a permitted use in the Seacoast residential overlay zone.

B. ~~The following uses are permitted in the MU-2 overlay zone subject to approval of a conditional use permit and subject to the property development regulations in subsection C of this section:~~

- ~~1. Hotels/motels (daily rentals);~~
- ~~2. Bed and breakfast inns;~~
- ~~3. Time shares.~~

~~C. Property development regulations.~~

- ~~1. Residential density:~~
 - ~~a. One dwelling unit for each one thousand five hundred square feet of lot area.~~
 - ~~2. Yard requirements in the MU-2 residential overlay zone are as follows:~~

a1. Residential uses:

Ocean Lane: five feet.

Side yard: five feet.

Ocean Boulevard (Beach): ten feet.

b2. Commercial uses with approval of a conditional use permit:

Ocean Lane: zero feet.

Side yard: fifteen feet.

Ocean Boulevard (Beach): ten feet.

eC. Height requirements in the Seacoast residential overlay zone are as follows:

Residential-Single-family uses. Two stories or twenty-six feet, whichever is less.

Commercial-All other uses. As permitted per Section 19.27.070~~Three stories or thirty feet, whichever is less and subject to approval of a conditional use permit.~~

19.27.145. Conditional Use Permit.

Conditions for a conditional use permit may include, but shall not be limited to requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as may be deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety and welfare. (Ord. 2003-1013 §§ 6, 7, 2003; Ord. 94-884, 1994)

~~3. Conditional Use Permit. Conditions for the conditional use permit may include, but shall not be limited to requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as may be deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety and welfare. (Ord. 2003-1013 §§ 6, 7, 2003; Ord. 94-884, 1994)~~

19.27.150. Specific Plan.

A. The eCity eCouncil may approve a specific plan for a hotel-use-an H-1 hotel as defined in Chapter 19.25 of this code that allows deviations from the following regulations in the C/MU-2 zone:

1. Building heights specified in Section 19.27.070, provided that a height deviation may not exceed four stories or forty feet, whichever is less;

2. Building setbacks-yard requirements specified in Section 19.27.040 and building setbacks specified in Section 19.27.041. The specific plan shall establish setbacks and setbacks to create public view corridors to and along the beach and to avoid impacts to existing public ocean views. The specific plan shall set back private development from public use areas to maximize public access, create open space buffers, and avoid conflicts between public and private uses;

3. Parking requirements specified in Section 19.48.040~~35~~ may be reduced to one parking space per unit if a site-specific parking study, taking into account the demand for parking associated with ancillary uses such as conference areas and restaurants, establishes that parking demand will not exceed one parking space per unit.

B. The intent of this section is to accommodate, to the greatest extent possible, an equitable balance of project design, project amenities, public improvements, and community and city benefits. The purpose of the specific plan is to provide flexibility in the application of development regulations for hotel projects where strict application of those regulations would restrict design options and result in a less desirable project.

C. ~~The city council may approve a specific plan for a proposed hotel project that occupies property within both the seacoast commercial (C-2) and seacoast mixed-use overlay (MU-2) zones that allows deviations from the C-2 zoning regulations that are authorized by subsection A and deviations from the following regulations in the MU-2 zone:~~

~~1. Conditional use permit requirement specified in Section 19.27.140(B)(1);~~

~~2. Building setbacks specified in Section 19.27.140(C)(2)(b). The specific plan shall establish setbacks to create public view corridors to and along the beach and to avoid impacts to existing public ocean views. The specific plan shall set back private development from public use areas to maximize public access, create open space buffers and avoid conflicts between public and private uses;~~

~~3. Building heights specified in Section 19.27.040(C)(2)(e), provided that a height deviation may not exceed four stories or forty feet, whichever is less; and~~

~~4. Parking requirements specified in Section 19.48.040 may be reduced to one parking space per unit if a site-specific parking study, taking into account the demand for parking associated with ancillary uses such as conference areas and restaurants, establishes that parking demand will not exceed one parking space per unit.~~

~~D. All of the following findings must be made before a specific plan may be approved under this section:~~

~~1. The proposed project will not adversely affect the general plan or the local coastal program;~~

~~2. The proposed project will not be detrimental to the public health, safety, or welfare;~~

~~3. The proposed project, when considered as a whole, will be beneficial to the community and the city; and~~

~~4. The proposed deviations are appropriate for the location and will result in a more desirable project than would be achieved if designed in strict conformance with zoning regulations in the C/MU-2 zone.~~

E. A specific plan approved under this section must state the ways in which the project benefits the community and the city and the ways in which the resulting project is preferable to what the existing regulations would have allowed. (Ord. 2003-1002 § 1, 2003; Ord. 2002-984 § 1, 2002)

Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 2229, 2011

Chapter 19.28. C/MU-3 NEIGHBORHOOD COMMERCIAL AND MIXED-USE ZONE

19.28.010. Purpose of zone.

The purpose of the C/MU-3 zone is to provide areas for businesses to meet the local neighborhood demand for commercial goods and services. It is intended that the dominant type of commercial activity in the zone will be neighborhood serving retail and office uses such as markets, professional offices, personal convenience services, restaurants, and hardware stores. Multi-family residences are also permitted in the C/MU-3 zone. (Ord. 94-884, 1994)

19.28.020. Permitted uses.

A. ~~The following commercial uses (excluding light manufacturing, manufacturing or industrial uses) shall be permitted subject to subsections C and D of this section as appropriate: Specified commercial, residential, light industrial, public and semi-public, green building utilities, and open space and recreation uses allowed in the C/MU-3 Zone are listed in Chapter 19.23, including those requiring a conditional use permit, and shall also comply with the following land use regulations:~~

~~1. For all buildings with frontage along Imperial Beach Boulevard and 13th Street, including those with multiple-family dwelling units, "active commercial uses" as defined in Chapter 19.04 are required to be provided at a minimum of 60 percent (60%) of each building's ground floor square footage and have direct pedestrian access from the Imperial Beach Boulevard and 13th Street sidewalks or a plaza. Exceptions would require approval of a conditional use permit.~~

~~2. Religious assemblies, clubs, fraternal organization (e.g., Masons, Moose, Elks and Eagles), service organizations (e.g., Rotary, Kiwanis, Lions Club and Jaycees), and veterans organizations (e.g., American Legion, VFW, FRA and Disabled American Veterans) require approval of a conditional use permit and are subject to subsections D, E, F, and G of this section as appropriate.~~

~~1. Stores, shops, offices, and personal service enterprises serving the neighborhood;~~

~~2. Any other neighborhood business establishment which the planning commission finds to be consistent with the purposes of this chapter and which will not impair the present or potential use of adjacent properties, excluding those listed under subsection B of this section;~~

~~3. Residential dwelling units may be permitted above the first floor at a maximum density of one unit per every two thousand square feet of lot area, subject to approval of a conditional use permit and subject to subsections B, D and E of this section as appropriate.~~

~~B. The following uses are subject to approval of a conditional use permit:~~

~~1. Arcades and game centers;~~

~~2. Gas stations;~~

~~3. Kiosks;~~

~~4. Post office branch;~~

~~53. Multi-family Residential dwelling units above the first floor at a maximum density of one unit per every two-one thousand five hundred gross square feet of lot area and subject to subsections D and E of this section as appropriate; or one dwelling unit for each one thousand two hundred gross square feet of lot area and subject to approval of a conditional use permit that demonstrates compliance with two or more of the following development incentives:~~

- ~~a. Project sites that are consolidated to a final size greater than 20,000 square feet;~~
- ~~b. Entire project achieves Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification, a comparable green building certification, or can demonstrate the ability to achieve certification;~~
- ~~c. Entire project provides a minimum of 75% "active commercial uses" on the ground floor;~~
- ~~d. 25% of proposed residential units must be three-bedroom units;~~
- ~~e. Provide an additional 100 square feet of public open space or plaza space with minimum dimensions of 6 feet by 10 feet;~~
- ~~f. Dedicate a minimum of 1 foot of private property frontage to public use (creates a 1-foot front setback dedicated to public use);~~
- ~~g. Floors above first floor provide additional stepback 5 feet beyond required stepback.~~

~~4. Kiosks are not to exceed twenty square feet in area each, shall be located on public plazas or private leaseholds, and shall not exceed ten locations in the C/MU-3 Zone.~~

~~6. Churches, subject to subsections F, G, H, and I of this section as appropriate;~~

~~7. Wireless communications facilities;~~

~~C. The following uses are prohibited:~~

- ~~1. Athletic and health clubs;~~
- ~~2. Auto repair;~~
- ~~3. Bars and cocktail lounges;~~
- ~~4. Bed and breakfast;~~
- ~~5. Body piercing establishments;~~
- ~~6. Body shops;~~
- ~~7. Campsites;~~
- ~~8. Clubs and lodges;~~
- ~~9. Educational institutions;~~
- ~~10. Equipment rental yards;~~
- ~~11. Fortune telling establishments;~~
- ~~12. Hotels and motels;~~
- ~~13. Incidental manufacturing;~~

- ~~14. Kennels;~~
- ~~15. Liquor stores;~~
- ~~16. Time shares;~~
- ~~17. Boarding house;~~
- ~~18. Tattoo establishments.~~

~~DB.~~ Site plan review by the ~~planning commission~~ City Council will be required if any of the following applies for proposed uses located in the C/MU-3 zone:

1. All proposed ~~commercial~~ developments involving new construction;
2. Any addition, construction, remodeling, or alteration of existing buildings resulting in an increase of ten percent or greater of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center;
3. Any proposed commercial use or structure requiring the approval of a conditional use permit;
4. Any development including residential dwelling units ~~above the first floor;~~ and
5. Public parking lots.

~~EC.~~ Site plan review by the community development director (administrative approval) will be required if any of the following applies for proposed uses located in the C/MU-3 zone:

1. Any addition, construction or alteration of existing buildings resulting in a one-time increase of less than ten percent of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center. Multiple additions of the originally approved gross floor area of a commercial building shall require site plan review by the ~~planning commission~~ City Council;
2. Exterior facade alterations to existing buildings located on a design review corridor as identified in subsection 19.83.020(A)(1); and
3. The building site or a portion of the building or site that is proposed to be occupied has been vacant for a period of two years or greater.

~~FD.~~ Notice to adjoining property owners of any application for conditional use permit for a ~~church~~ religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection ~~(BA)~~ (62) of this section shall be given pursuant to Section 19.86.050 of this code. Additionally, notice of hearing shall be made by mailing a postal card or letter to all the business owners within three hundred feet of the exterior boundary of the property involved, such business owners and their addresses being established for this purpose by the latest business licenses issued by the City; provided, however, that in the case where the ownership or address has recently changed and such knowledge is available to the Community Development Department, notice shall also be sent in this manner to the current business owners. Such notice shall include the nature of the proposal, a description of the property under consideration, and the time and place of the public hearing. In certain cases where mailed notice of hearing is deemed impractical, notice may be effected by posting upon the subject property

and within the area of the subject property a notice bearing the same information as contained in the notice to be mailed. The notice shall be posted at least ten days prior to the date set for the public hearing, and the Community Development Department shall sign an affidavit of posting to be held in the record. No defect or irregularity in the giving of such notice shall invalidate the public hearing.

GE. The report prepared by staff for the City Council on the conditional use permit application for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection (~~BA~~)(62) of this section, shall provide a listing of the number of property owners, business owners, and types of businesses located within three hundred feet of the exterior boundaries of the subject property. Prior to the scheduled public hearing, the applicant shall attempt to contact the property owners and business owners located within three hundred feet of the exterior boundary of the subject property to determine how many support and how many oppose the application for the conditional use permit on the subject property. The results of the survey of the property owners and business owners shall be forwarded to City staff for inclusion in the staff report to the City Council.

HF. Prior to the issuance of a conditional use permit for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection (~~BA~~)(62) of this section, the applicant must demonstrate and the City Council must make a finding that the off-street parking requirements of Chapter 19.48 of this code are met and that sufficient parking exists to accommodate the proposed uses.

IG. Any conditional use permit issued for a ~~ehureh~~religious assembly, club, fraternal organization, service organization or veteran's organization, under subsection (~~BA~~)(62) of this section shall, at a minimum, specifically address the following:

1. Proposed uses or activities;
2. Hours of operations, uses and activities;
3. The days of the week and times for meetings or gatherings and the number of people attending those meetings or gatherings;
4. The number, time and days of the week of any proposed musical activities, performances or entertainment;
5. The number, time and days of the week of activities involving infants, pre-teens, teens, or young adults;
6. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, that are directly related to the operation, uses and activities of the ~~ehureh~~facility, or are attended by the principal membership of the ~~ehureh~~facility; and
7. The dates, times and number of persons in attendance for any special meetings, events or gatherings not included in the normal hours of operation, if any, that are not directly related to the operation, uses and activities of the ~~ehureh~~facility, nor are attended by the principal membership of the ~~ehureh~~facility; and

8. No child care services by persons unrelated to the parent or child, child day care center, or educational institution shall be operated on the premises unless specifically provided for under the conditional use permit issued for the ~~facilityehureh, club, fraternal organization,~~

~~service organization or veteran's organization.~~ Nothing in subsections D, E, F, or G, H or I of this section shall supersede or preempt the issuance criteria for a conditional use permit as set forth in Chapter 19.82 of this code. (Ord. 2002-986 §§ 7, 8, 2002; Ord. 2002-983 §§ 25, 26, 2002; Ord. 2001-973 §§ 11, 13, 14, 2001; Ord. 2001-972 §§ 1, 2, 2001; Ord. 2001-971 §§ 8, 9, 2001; Ord. 2001-960 §§ 14—18, 2001; Ord. 94-884, 1994)

19.28.030. Yards.

Yard requirements for the C/MU-3 zone are as follows:

A. Front Yard and Side Street. 0 feet; but not less than five feet for more than sixty percent (60%) of the project frontage. Garages on all streets other than on Imperial Beach Boulevard and 13th Street, shall be setback either five feet or less, or not less than 20 feet. up to 40% of the project frontage may be set back up to an additional five feet.

B. Side Yard. There shall be a minimum side yard of five feet.

C. Rear Yard. There shall be a minimum rear yard of ten feet.

D. There are no front, side or rear yard setbacks required in the C-3 zone; however, the open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met. observed only for proposed commercial uses or developments requiring Site Plan Review by the Planning Commission, as identified in subsection 19.028.020(D), provided that in no case shall the amount for existing landscaping be reduced and that any new and all existing landscaping shall be permanently maintained. (Ord. 94-884, 1994)

19.28.031. Stepbacks.

For property with a side or rear yard abutting a residential zone, the second floor stepback shall be a minimum of five feet from the abutting residential property line and the third floor stepback shall be a minimum of ten feet from the abutting residential property line.

19.28.040. Minimum lot size.

The minimum lot size for any new lot created in the C/MU-3 zone shall be three thousand square feet. (For related provisions concerning small lots, see Chapter 19.42). (Ord. 94-884, 1994)

19.28.050. Frontage.

Every new lot created in the C/MU-3 zone shall have a minimum width along a street of thirty feet. (For related provisions concerning small lots, see Chapter 19.42). (Ord. 94-884, 1994)

19.28.060. Building height.

No building in the C/MU-3 zone shall exceed ~~two-three stories and or twenty-eight thirty~~ feet in height, whichever is less; or three stories or thirty-five feet in height and subject to approval of a conditional use permit that demonstrates compliance with two or more of the development incentives listed in Section 19.28.020(A)(3). All commercial spaces on the ground floor shall have a minimum 15-foot floor to ceiling height; and single-story commercial buildings shall have a minimum building height of 20 feet. (Ord. 94-884, 1994).

19.28.070. Separation of buildings.

No buildings shall be located less than ten feet from any other building on the same lot. (Ord. 94-884, 1994)

19.28.080. Parking.

| For provisions on parking applicable in the C/MU-3 zone, see Chapter 19.48. (Ord. 94-884, 1994)

19.28.090. Signs.

| For provisions on signs applicable in the C/MU-3 zone, see Chapter 19.52. (Ord. 94-884, 1994)

19.28.100. Uses conducted outside buildings.

| For provisions on uses conducted outside buildings applicable in the C/MU-3 zone, see Chapter 19.72. (Ord. 94-884, 1994)

**Commercial Zoning Review
Preliminary Draft Zoning Amendments
November 2228, 2011**

Chapter 19.48. OFF-STREET PARKING

19.48.010. Purpose of provisions.

The parking regulations contained in this chapter are intended to provide space off public streets for automobiles and other vehicles, to prevent traffic congestion, to encourage safe vehicular travel, and to provide for the welfare and convenience of residents and shoppers. This chapter recognizes that adequate off-street parking facilities should be provided in accordance with the type of land use, and the standards set forth in this Title should be the minimum required to provide reasonable assurance that the public health, safety and welfare will be maintained. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.020. Requirements generally—Existing buildings and additions.

A. The ~~commercial~~ parking requirements of this chapter shall be observed only for proposed ~~commercial~~ uses or developments requiring site plan review by the City Council~~planning commission~~, or Community Development Director as identified in ~~subsections chapters~~ 19.26.020(C) and 19.27.020(D), and 19.28, provided that in no case shall the number of existing parking spaces be reduced and that any new and all existing parking spaces shall be permanently available and be permanently maintained for parking purposes.

B. Cumulative alterations or additions to existing residential structures that are not new dwelling units of up to five hundred square feet, or a combined total (existing square footage plus new square footage) of up to fifteen hundred square feet, neither of which is exceeded, shall be allowed without providing additional off-street parking as required by this chapter, provided that in no case shall the number of existing off-street parking spaces be reduced and that any new and all existing off-street parking spaces shall be made permanently available and be permanently maintained for parking purposes.

The parking exemption shall not be allowed for multifamily structures where the addition consists of a new bedroom or would be located on a portion of the lot that could otherwise be used for parking, on lots west of Seacoast Drive and on lots fronting on the east side of Seacoast Drive.

C. Cumulative alterations or additions greater than five hundred square feet to existing residential structures, that are not new dwelling units, or a combined total (existing square footage plus new square footage) greater than fifteen hundred square feet, may be allowed without providing additional off-street parking as required by this chapter with the approval of a site plan and design review application by the community development department that demonstrate that there are inadequate side yards or areas to provide the additional parking, that

there is no adjacent alley to provide access for the additional parking, and that substitute tandem parking in the driveway will be provided. (Ord. 2007-1052, 2007; Ord. 2005-1032, 2005; Ord. 94-888, 1994)

19.48.030. Required spaces—Residential uses.

The number of required off-street parking spaces for residential uses shall be as follows:

A. R-1-6000, R-1-3800, R-3000, and R-3000-D: two spaces per dwelling unit, one hundred percent enclosed;

B. R-2000 and R-1500: two spaces per dwelling unit, fifty percent enclosed;

~~C. Residential dwelling units in the C-1, C-2, C-3, MU-1 and MU-2 zones: 1.5 spaces per dwelling unit. (Ord. 2005-1032; Ord. 94-888, 1994)~~

19.48.035. Required spaces in the C/MU-1, C/MU-2, and C/MU-3 zones.

A. For new development or expansion of existing structures designed to accommodate a variety of shops, stores, offices, restaurants, personal convenience services, and athletic and health clubs in the C/MU-1, C/MU-2, and C/MU-3 zones, off-street parking shall be provided in accordance with the standard listed in the following table. During site plan review, the city would determine whether the standard for required parking could be reduced based on the types of proposed land uses and existing land use and the availability of parking (both private and public parking) in the project area.

<u>Zone/Land Use</u>	<u>Standard</u>	<u>25% Reduction for Vertical Mixed-use</u>	<u>Eligible for Waiver for Commercial Uses Less than 1,000 SF</u>	<u>Eligible for Additional Parking Reduction for Shared Parking</u>
<u>C/MU-1 and C/MU-3</u>	<u>1 space per 500 gross SF of commercial</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>C/MU-2</u>	<u>1 space per 1,000 gross SF of commercial</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Multi-family Residential</u>	<u>1.5 spaces per dwelling unit</u>	<u>X</u>		<u>X</u>
<u>Hotel Without Cooking Facilities</u>	<u>1 space per unit</u>	<u>X</u>		
<u>Hotel With Cooking Facilities</u>	<u>1.5 spaces per dwelling unit</u>	<u>X</u>		

19.48.040. Required spaces—Other residentially oriented uses.

The number of required off-street parking spaces for other residentially oriented uses shall be as follows:

~~A. Hotels, motels, motor hotels: one space each unit consisting of one bedroom and one bath without cooking facilities; one and one-half spaces for each unit with cooking facilities;~~

~~B.A.~~ Boarding houses, retirement homes and clubs having sleeping rooms: two spaces plus one space for each three beds;

~~B.~~ Hostels: one space per five beds, plus two total employee spaces;

~~C.B.C.~~ Mobile home parks, trailer parks: one and one-half spaces for each trailer space;

~~D.C.D.~~ Hospitals, sanitariums: one and one-half spaces for each bed. (Ord. 2002-986 §§ 9, 10, 2002; Ord. 94-888, 1994; Ord. 601 § 1 (part), 1983)

19.48.050. Required spaces—Commercial and other uses.

The number of required off-street parking spaces for commercial and other uses shall be as follows:

A. Automobile service stations: one space for each pump island;

B. Bowling alleys: two spaces for each lane;

C. Car washes, self-service or attendant-operated: three spaces for each stall;

D. Educational institutions~~Schools~~: five spaces plus one for each employee;

E. The following uses require one space for each fifty square feet of net floor area; plus one space per two employees at largest work shift:

1. Drive-in restaurants, drive-through establishments, and food stands.

F. The following uses require one space for each seventy-five square feet of net floor area, plus one per two employees at largest work shift:

1. Establishments for the sale and consumption on the premises of food and beverages (minimum four spaces).

G. The following uses require one space for each one hundred square feet of net floor area, plus one space per two employees:

1. Auditoriums;
2. Funeral home;
3. Mortuaries;
4. Sports arenas;
5. Stadiums;
6. Theaters.

H. The following uses require one space per each one hundred square feet of net floor area, plus one space per two employees minimum. When a conditional use permit is required for any of these uses, applicant shall provide a report by a qualified Civil Engineer or other specialist that shows the proposed uses and maximum required parking:

1. ~~Church~~ Religious assemblies;
2. Fraternal organizations (Masons, Moose, Elks, Eagles, etc.);
3. Service organizations (such as Rotary, Kiwanis, Lions Club, Jaycees, etc.);
4. Veterans organizations (American Legion, VFW, FRA, Disabled American Veterans, etc.).

~~I. The following uses require one space for each two hundred fifty square feet of net floor area, plus one space per two employees at largest work shift:~~

- ~~1. Libraries;~~
- ~~2. Retail stores not otherwise listed.~~

~~J. The following uses require one space for each three hundred square feet of net floor area, plus one space per two employees:~~

- ~~1. Banks;~~
- ~~2. Businesses;~~
- ~~3. Medical offices;~~
- ~~4. Post offices;~~

~~5. Professional offices.~~

~~KI. The following All other commercial uses require one space for each five hundred square feet of net floor area.~~

~~Concentrated photovoltaic 1. Communication equipment buildings;~~

~~2. Storage buildings;~~

~~3. Warehouses.~~

~~MK. In the C/MU-21, C/MU-2, and C/MU-3 zones, zone, an interim parking ratio of one space for every five hundred square feet of net floor area may be approved by conditional use permit. This interim ratio shall no longer be in effect after the City has approved parking for one hundred spaces under this provision. Shared parking or off-site parking within five hundred one thousand feet of the project site may be used to satisfy this requirement with the approval of a conditional use permit. (Ord. 2005-1032 §3; Ord. 2001-960 § 19, 2001; Ord. 94-888 § 3, 1994; Ord. 94-884, 1994; Ord. 640 § 1, 1984; Ord. 635 § 3, 1984; Ord. 601 § 1 (part), 1983)~~

~~**19.48.051. Required spaces—Commercial centers.**~~

~~For commercial centers (two or more commercial uses) the combined uses (pursuant to Section 19.48.050) shall not require off-street parking greater than one space per two hundred fifty square feet of net floor area plus one space per two employees. (Ord. 2005-1032 §4; Ord. 94-884, 1994; Ord. 665 § 2, 1985; Ord. 601 § 1 (part), 1983)~~

~~Concentrated photovoltaic For mixed-use development of multi-family residential over commercial use, required parking may be reduced by up to 25 percent (25%) with approval of a conditional use permit.~~

19.48.060. Required spaces—Uses not listed.

Where parking requirements for a use are not specifically defined in this chapter, the parking requirements for such use shall be determined by the community development department, subject to approval by the ~~planning commission~~ City Council. Such determination shall be based upon the requirements for the most comparable use specified in this chapter or professionally accepted standards. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.070. Required spaces—Fractional requirements.

Where computation of required off-street parking results in a fractional requirement, the requirement shall be calculated as follows:

A. If the fraction is one-half or more, it shall be calculated as one space;

B. If the fraction is less than one-half, it shall be disregarded. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.090. Size of spaces.

Each parking space shall be not less than eight and one-half feet in width, eighteen feet in length, and seven feet in height, except as follows:

A. Alley Spaces. Off-street parking spaces aligned perpendicular to an alley and accessing directly off an alley such that the alley is used for back-out shall be a minimum of twenty-two feet in length.

B. Parallel Spaces. Parallel spaces are those located parallel to a property line, accessway, building or structure in such manner that a vehicle occupying the space must maneuver from a parallel position to the parking space. Parallel spaces shall not be less than twenty-two feet in length by eight feet in width.

C. Each parking space adjoining a wall, column or other obstruction higher than 0.75 feet shall be increased by one foot on each obstructed side.

D. ~~Handicap-Disabled~~ parking requirements as established under State law and the Uniform-California Building Code shall be satisfied. (Ord. 94-884, 1994; Ord. 690 § 13 (part), 1986; Ord. 635 § 4, 1984; Ord. 601 § 1 (part), 1983)

19.48.100. Access.

A. No parking area in a C/MU-1, C/MU-2, or C/MU-3 zone shall be located so as to require or encourage the backing of automobiles or other vehicles across any street lot line to effect egress from the place of parking.

B. Parking areas in R zones shall meet the following standard:

1. Where properties abut both an alley and a street designed as a collector, major or prime arterial, no new street curb cuts or parking layouts requiring backing into the street shall be allowed;

2. Where properties abut both a collector, major or prime arterial and a local street, access shall be taken only from the local street;

3. Properties abutting both an alley and residential street shall take access from the alley with the exception that one sixteen foot wide curb cut allowing no more than two vehicles to back into the street may be allowed.

C. Each parking space shall be provided with adequate ingress and egress to a public street or alley. "Adequate ingress and egress" means a driveway meeting the following conditions:

1. Minimum width of nine feet;
2. Surfaced as required in this chapter;
3. No part included in the area of a required parking space;
4. Minimum width of driveway serving more than two dwelling units or a commercial use shall be twelve feet;
5. Minimum width of driveway providing two-way access shall be eighteen feet;
6. Minimum width of driveway providing two-way access to a parking area serving nine or fewer spaces on a fifty-foot-wide or smaller lot shall be twelve feet, when the parking area is not between a structure and a street subject to site plan approval by the community development department;
7. Any driveway also used for back-out and maneuvering for adjacent parking shall provide a width required under subsection D of this section.

D. The free-and-clear back-out and turning radius from a parking space to a drive aisle shall be no less than twenty-four feet.

E. All accessways shall be kept free and clear of any obstructions for a height of not less than seven feet.

F. Notwithstanding lesser setback requirements or other provisions of this title, the minimum distance from the street lot line to the door of a garage or the entrance of a carport shall be twenty feet where the garage or the entrance of a carport faces the street and the driveway is perpendicular to the street; this setback distance may be reduced to fifteen feet subject to site plan and design review approval by the community development department. (Ord. 2005-132 § 5; Ord. 94-884, 1994; Ord. 635 § 5, 1984; Ord. 628 § 1, 1984; Ord. 690 § 13 (part), 1983; Ord. 601 § 1 (part), 1983)

19.48.110. Location.

Off-street parking facilities shall be located as follows:

A. Same Building Site. Required off-street parking spaces shall be located on the same lot they are required to serve.

B. Tandem Parking. Every required parking space shall have unrestricted ingress and egress which does not require the moving of another vehicle. This restriction may be modified by the community development department for those projects subject to Section 19.48.020(C).

C. Angle Parking. Where required parking spaces are located at an angle to the required access way of greater or less than ninety degrees, the one-way drive aisle width for a sixty degree angle shall be eighteen feet, for a forty-five degree angle thirteen feet six inches and for a thirty degree angle twelve feet.

D. The minimum two-way aisle width shall be twenty-four feet in all cases.

E. Commercial Parking. Required off-street parking facilities serving commercial or mixed commercial-residential buildings or uses may be located in any part of a lot except within five feet of any street lot line.

F. Residential Dwellings. Required off-street parking facilities serving dwelling units shall be located as follows:

1. Unenclosed and uncovered parking spaces shall be permitted in any portion of a lot, except the required front yard of any lot (in any case not within fifteen feet of the front property line) and the required street side yard of a corner or reversed corner lot. This restriction may be modified by site plan/design review approval pursuant to Section 19.48.020(C). Any parking enclosure or cover shall respect structural yard requirements as established under this title.

2. No parking area, the location of which is not regulated by the requirements enumerated in this section, shall be located any closer than three feet from any side property line except for parking in a rear yard accessing off an alley. (Ord. 205-1032 § 5; Ord. 94-884, 1994; Ord. 690 §§ 14, 15, 1986; Ord. 635 § 6, 1984; Ord. 601 § 1 (part), 1983)

19.48.120. Surfacing.

All parking spaces, parking areas and driveways shall be surfaced with Portland cement concrete on a suitable base as determined by the building official or may be surfaced with alternative paving materials approved by the community development department such as but not limited to: turf pavers, ribbon driveways, and pervious concrete. Urban runoff from imperviously surfaced driveways and parking areas shall be designed to drain toward approved biofiltration areas or media filtration mechanisms. Parking spaces and parking areas shall be part of or adjacent to the paved driveway. Parking off a paved driveway, on lawns or on unpaved areas, shall not be allowed. (Ord. 2005-1032 § 5; Ord. 98-933 § 4, 1998; Ord. 98-931 § 9, 1998; Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.130. Marking.

A. Each parking space shall be clearly marked and striped with paint or other more durable materials, contrasting in color with the surface to which it is applied, so as to delineate the boundaries of such space. Markings shall not be required where the boundaries are evident because of curbs, termination of paving, or similar reasons.

B. Parking spaces serving multiple family buildings (more than two dwelling units) shall be marked with the apartment number (or other designation) of each dwelling unit, so that each dwelling unit is assigned a parking space. Additional parking spaces, required or optional, need not be marked. (Ord. 2005-1032 § 5; Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.140. Bumpers.

All parking spaces abutting buildings or structures, or located so that access and egress is provided from one direction, shall be provided with concrete curb or bumper, or its equivalent, at least six inches in height. Bumpers shall be located not more than three feet from the front edge of the parking space. Bumpers shall be adequately anchored to the ground. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.150. Fences.

Where parking areas abut property zones for residential uses they shall be separated from such property by a solid fence, wall or building six feet in height; provided, that in the required front yard the fence or wall shall not exceed four feet in height. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.160. Landscaping.

For landscaping provisions applicable to off-street parking, see Chapter 19.50. (Ord. 94-884, 1994; Ord. 635 § 7, 1984; Ord. 601 § 1 (part), 1983)

19.48.170. Lighting.

All outdoor lighting for parking areas shall be so shaded and adjusted that light therefrom is directed to fall only on the same premises where such light source is located. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.180. Refuse and recycling container storage prohibited.

No required parking spaces shall be used for storage of refuse and recycling containers. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

19.48.190. Regulation of other parking areas.

Any area regularly used for the parking of vehicles shall be developed, improved, and maintained in the same manner as required parking areas. (Ord. 94-884, 1994; Ord. 601 § 1 (part), 1983)

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
		<p>in the C-1 Land Use Designation in an orderly way without requiring the amendment of the General Plan. In this overlay designation, commercial activities would be allowed to expand into areas otherwise designated as Residential. Discretionary permit review by the City shall be required for such commercial use.</p>
		<p>MU-2 Mixed Use Overlay The Mixed Use Overlay land use designation provides for future expansion of uses allowed in the C-2 Land Use Designation in an orderly way without requiring the amendment of the General Plan. In this overlay designation, commercial activities would be allowed to expand into areas otherwise designated as Residential. Discretionary permit review by the City shall be required for such commercial use.</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
		<p>intended that the dominant type of commercial activity in this designation will be neighborhood serving retail and office uses such as markets, professional offices, personal services, restaurants, hardware stores, etc. In order to maintain and promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners and other similar auto related business establishments shall be prohibited in this district. <u>Multi-family Residential uses may be permitted above the first floor at a maximum density of one unit per every 2,000-1,500 gross square feet of land. Compliance with specified development incentives and approval of a conditional use permit may allow multi-family residential uses at a maximum density of one unit per every 1,210 gross square feet of land. Single-family residences are not permitted. Discretionary permit review by the City shall be required for such residential use.</u></p>
		<p><u>MU-1 Mixed Use Overlay</u> The Mixed Use Overlay land use designation provides for future expansion of uses allowed</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
		<p>as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. In order to promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners, and other similar auto related business establishments shall be prohibited in this zone. RMulti-family residential uses may (included below) be permitted above the first floor at a maximum density of one unit per every 1,500 <u>gross</u> square feet of land. <u>Single-family residences are only permitted in the Seacoast residential overlay zone.</u> Discretionary permit review by the City shall be required for such residential use.</p> <p>C/MU-3 Neighborhood Commercial (2 stories) The Neighborhood Commercial <u>and Mixed-Use</u> land use designation provides for land to meet the local neighborhood demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population or city-wide. It is</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
<p>New zoning and land use designations CMU-1, CMU-2, and CMU-3 Zones</p>	<p>Possible conflicts with Table L-2 and General Plan/LCP Map.</p> <ul style="list-style-type: none"> • Recommend revising Table L-2 to remove descriptions of C-1, C-2, C-3, MU-1, and MU-2; and, add descriptions of C/MU-1, C/MU-2, and C/MU-3. • Recommend revise and update General Plan/LCP Land Use Map (Figure L-1). 	<p><u>C/MU-1 General Commercial and Mixed-Use (4 stories)</u> The General Commercial <u>and Mixed-Use</u> land use designation provides for land to meet the local demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population. It is intended that the dominant type of commercial activity in this designation will be community and neighborhood serving retail and office uses such as markets, specialty stores, professional offices, personal service department stores, restaurants, liquor stores, hardware stores, etc. R<u>Multi-family</u> residential uses may be permitted above the first floor at a maximum density of one unit per every 1,000 <u>gross</u> square feet of land. <u>Single-family residences are not permitted. Discretionary permit review by the City shall be required for such residential use.</u></p> <p><u>C/MU-2 Seacoast Commercial and Mixed-Use (3 stories, except for hotels where 4 stories may be permitted by specific plan)</u> The Seacoast Commercial <u>and Mixed-Use</u> land use designation provides for land to meet the demand for goods and services required primarily by the tourist population,</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
	<ul style="list-style-type: none"> Recommend revising Land Use Element Policy L-4f title and description to encourage mixed-use. 	<p>f. Thirteenth Street Commercial and Mixed-Use Areas (C/MU-3) These This commercial areas Thirteenth Street Area should shall provide for pedestrian-oriented commercial and mixed-use centers businesses providing goods and services primarily for neighborhood residents.</p>
	<ul style="list-style-type: none"> Recommend deleting Land Use Element Policy L-4g. 	<p>g. 9th Street/Imperial Beach Boulevard Commercial (C-3) Commercial uses may be allowed in this area only under the following conditions:</p> <ol style="list-style-type: none"> The entire half block bounded by 9th Street, Imperial Beach Boulevard, Ebony Avenue and the public alley shall be developed as a single commercial project. Discretionary permit review by the City shall be required for such commercial uses. No vehicular access shall be allowed from Imperial Beach Boulevard. Permitted uses shall include neighborhood retail and service uses only. Prohibited uses shall include fast food franchises, liquor stores, video arcades, gas stations, bars and other similar type uses. Until such time as the area is developed in its entirety for commercial uses, the requirements of the R-3000 zone shall regulate the area.

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
		<u>commercial and mixed-use development, multi-family dwellings, and businesses to meet the local demand for commercial goods and services.</u>
	<ul style="list-style-type: none"> Recommend revising Land Use Element Policy L-4e title and description to encourage mixed-use. 	<p><u>e. Seacoast Commercial and Mixed-Use Area (C/MU-2 & MU-2)</u> The Seacoast commercial Area shall serve as a <u>commercial and mixed-use</u> visitor serving, pedestrian-oriented commercial area. Existing <u>single-family</u> residential uses shall <u>may</u> be slowly-transitioned to new visitor serving commercial uses <u>or mixed-use commercial/residential development</u>. A residential overlay zone has been established to preserve the opportunity for single-family residences to remain in a portion the project area if desired. To ensure that the existing character is maintained and enhanced, the zoning for this area incorporates standards for setbacks and step backs and allowable uses, and encourages pedestrian activity through the design and location of building frontages and parking provisions. As part of the design review, 2nd or 3rd stories may be required to be set back from Seacoast Drive. Timeshares shall be prohibited on the first floor unless 25% are reserved for overnight accommodation.</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
Land Use		
Overall purpose and intent of zoning amendments	Possible conflict with Land Use Element Policy L-4: <ul style="list-style-type: none"> Recommend revising Land Use Element Policy L-4 title to include “Commercial and Mixed Use Areas.” 	L-4 Commercial <u>Uses</u> and <u>Mixed-use Areas</u> Specific policies for commercial <u>uses</u> and <u>mixed-use</u> areas are:
	<ul style="list-style-type: none"> Recommend revising Land Use Element Policy L-4c title to include “Fostering New Commercial and Mixed Use Development.” 	c. <u>Fostering New Commercial and Mixed-Use Development</u> Commercial <u>and mixed-use</u> development should be encouraged to increase the City's tax base, and <u>should be</u> evaluated in terms of the effect it will have on the economy, <u>as well as compatibility with existing character</u> and quality of living in the City. Particular emphasis should be placed on the development of new businesses and fostering commercial uses providing goods and services to residents and visitors.
	<ul style="list-style-type: none"> Recommend revising Land Use Element Policy L-4d title to delete C-1 and MU-1 references and include mixed use development in description. 	d. <u>Highway 75 General Commercial and Mixed Use Area (C/MU-1 and MU-1)</u> This commercial <u>and mixed-use</u> area requires substantial improvement. It serves as the major gateway to the City and carries more traffic than any other street in the City. The area will <u>shall</u> retain a mix of pedestrian and automobile oriented uses, <u>with a focus on</u>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
		<p><u>gross square feet of commercial use.</u> <u>CM-2: 1 space per 1,000 gross square feet of commercial use.</u> <u>Multiple-family dwelling: 1.5 spaces per dwelling unit.</u> <u>Hotel without cooking facilities: 1 space per unit.</u> <u>Hotel with cooking facilities: 1.5 spaces per unit.</u> In order to stimulate development in the C-2 land-use category, the City may use an interim parking ratio for commercial properties of 1 space per 500 sq. ft. The interim ratio shall no longer be in effect after the City has approved parking for 100 parking spaces under this provision.</p>
Distance to Shared Parking Facilities	<p>Project provides for shared parking within 1,000 feet in C/MU-2 Zone and would be consistent with Circulation Element Policy C-22a. However, it would not be consistent with Policy C-22f for location within 500 feet. Recommend inserting “and the off-site parking is within <u>1,000</u> feet of the use....”</p>	<p>f. Off-Site Parking Off-site parking when allowed under Paragraphs a, b, or c above shall only be permitted if a sign is posted indicating the off-site user, and the offsite parking is within 500-1,000 feet of the use, is used exclusively for off-site use and is recorded by covenant.</p>

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
<ul style="list-style-type: none"> Height changes 	of one or two story buildings.” The proposed Design Guidelines recognize the need to provide appropriate design transitions to adjacent neighborhoods of one- and two-story buildings.	revision needed.
Parking		
Parking Ratios : New parking space requirements included in proposed amendment to Zoning Ordinance Chapter 19.48.	Circulation Element Policy C-22h will be accomplished by the proposed amendments. Suggest deletion of Action C-22h.	h. Detailed Parking Standards Shall Be Included In the Zoning Ordinance The Standards shall use the following guidelines: Residential—1.5 to 2.0 spaces per dwelling unit. Hotel/Motel—1 space per guest room. Commercial—varies from 1 space per 50 sq. ft. to 1 space per 300 sq. ft. of building. Bars and Restaurants—1 space for each seventy five square feet of net floor area, plus one per two employees at largest work shift. i. Interim Parking Standard in C/MU Zones -2 Area C/MU-1 and C/MU-3: 1 space per 500

Proposed General Plan/Local Coastal Plan Consistency Amendments		
Proposed Zoning Amendments	Existing General Plan/Local Coastal Plan	Proposed Amendments to General Plan/Local Coastal Plan
<p>The City of Imperial Beach General Plan/Local Coastal Plan (General Plan) was reviewed in its entirety to assess consistency between the proposed zoning amendments and the General Plan. Inconsistencies or conflicts were found in the Design Element of the General Plan with regard to the character of development in Imperial Beach and height references. In the Circulation Element, parking inconsistencies were identified in connection with minimum parking requirements and shared parking arrangements. Finally, inconsistencies were identified in the Land Use Element regarding the Land Use Map and the Land Use Designations and Specifications Table (Table L-2).</p> <p>The following table describes the identified inconsistencies or conflicts between the proposed zoning amendments and the General Plan, and proposes potential amendments to the General Plan to address the inconsistencies or conflicts. The first column describes general or specific aspects of the proposed zoning amendments. The second column details the corresponding consistency or inconsistency with sections of the General Plan, as well as general recommendations to achieve consistency between the two documents. The third column identifies the proposed amendments to the General Plan.</p>		
General Issues		
<ul style="list-style-type: none"> • Overall purpose and intent of zoning amendments • Height changes 	Design Element Policy D-8b: “Three story structures adjacent to existing one and two story structures...” The zoning amendments would not be inconsistent with this general design guidance.	Project would be consistent. No revision needed.
Overall purpose and intent of zoning amendments	Design Element Policy D-8d. The zoning amendments would not be inconsistent with design guidance to avoid monotonous design.	Project would be consistent. No revision needed.
<ul style="list-style-type: none"> • Overall purpose and intent of zoning amendments 	Item #3 on page D-2 of the Design Element. “Vertically, Imperial Beach primarily consists	Project would be consistent. No



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT.: PUBLIC WORKS *Chris Helm
Acting PW Director*

SUBJECT: RESOLUTION APPROVING STREET IMPROVEMENTS RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 9 WITH NASLAND ENGINEERING

BACKGROUND: Nasland Engineering was awarded a contract for design services for Street Improvement RDA Phase 3 (CIP S04-108) project via resolution R-07-118 on February 21, 2007. Subsequently City Council approved change orders to accommodate the modifications necessary to complete the design and partial construction of this project. On September 17, 2008, the Redevelopment Agency adopted Resolution No. R-08-158 authorizing the Street Improvement, RDA, Phase 3 to be segmented into two segments, Segment A and Segment B, which staff labeled Street Improvements, RDA Phase 3A and Street Improvements, RDA Phase 3B respectively. The resolution authorized Street Improvements, RDA Phase 3A to continue towards construction in the winter of 2008/2009 to spring of 2009 and Street Improvements, RDA Phase 3B to be deferred to a later date. Segment A included the street overlay and other improvements of Silver Strand Blvd., 3rd Street, 2nd Street, Ebony Avenue and Seacoast Drive between Palm Avenue and Daisy Avenue. Segment B included Seacoast Drive improvements from Daisy Avenue south to Imperial Beach Blvd.

Street Improvements Phase 3A was advertised for requests for proposals in October/November 2008 and was awarded to the lowest bidder on November 16, 2008 – Sim J. Harris Inc. at a bid price of \$945,000.02. Street Improvements RDA Phase 3A construction was completed in June, 2009.

On November 16, 2011, City Council awarded the construction contract for Street Improvements RDA Phase 3B (CIP S04-108) to PAL General Engineering, Inc. \$1,550,758. It is necessary for the completion of this project to have consultant services for the Construction Administration and Construction Staking for this project. Nasland Engineering has provided the City a cost to render these services.

DISCUSSION: Staff recommends that Nasland Engineering perform the Construction Administration and Construction Staking services through Change Order No. 9 to their existing professional services contract. Nasland Engineering proposal to perform the necessary Construction Administration and Construction Staking services is found in Attachment 2. The cost to provide these services is \$49,592. Staff recommends Nasland Engineering perform these services due to their familiarity with the project. Staff finds their proposal fair and reasonable for the services to be rendered.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA. This project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replacement or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Adopted **Budget** for Street Improvements RDA Phase 3B is **\$2,000,000**.

Expenditures / Obligations as of November 2011 for Street Improvements RDA Phase 3B:

- Nasland Engineering, Inc. \$ 5,300
- City Expenses \$ 1,000
- PAL General Engineering, Inc. \$1,550,758

Future Estimated Expenses:

- Nasland Engineering, Inc. (change order # 9) \$ 49,592
- City Inspection and Administration \$ 30,000

o **Total Estimated Expenses \$1,636,650**

Summary of Nasland Engineering project costs are shown below:

- Original contract \$246,162.00
- Change Order no. 1 \$ 4,507.50
- Change Order no. 2 \$ 36,610.00
- Change Order no. 3 \$ 17,500.00
- Change Order no. 4 \$ 2,000.00
- Change Order no. 5 \$ 2,200.00
- Change Order no. 6 \$ 8,740.00
- Change Order no. 7 \$ 21,700.00
- Change Order no. 8 \$ 5,000.00
- Change Order no. 9 \$ 49,592.00

o **Total Nasland Engineering Costs \$394,011.50**

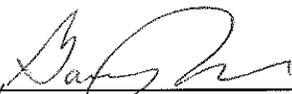
Note: Nasland Engineering Change Orders no. 1 through 8 were largely paid through the funds allocated for Street Improvements RDA Phase 3A and thus are not shown as new expenditures for Street Improvement RDA Phase 3B.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution approving Change Order No. 9 with Nasland Engineering and authorizing the City Manager to sign the change order for the additional \$49,592 for the Construction Administration and Construction Staking services as shown in attachment 2.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



 Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7127
2. Nasland Engineering Letter dated November 7, 2011

RESOLUTION NO. 2011-7127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING STREET IMPROVEMENTS RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 9 WITH NASLAND ENGINEERING

WHEREAS, Nasland Engineering was awarded a contract for the design services for Street Improvement RDA Phase 3 (CIP S04-108) project via resolution R-07-118 on February 21, 2007; and

WHEREAS, subsequently City Council approved change orders to accommodate the modifications necessary to complete the design and partial construction of this project; and

WHEREAS, on September 17, 2008, Redevelopment Agency adopted Resolution No. R-08-158 authorized Street Improvement, RDA, Phase 3 to be segmented into two segments, Segment A and Segment B, which staff labeled Street Improvements, RDA Phase 3A and Street Improvements, RDA Phase 3B respectively; and

WHEREAS, on November 16, 2011, City Council awarded the construction contract for Street Improvements RDA Phase 3B (CIP S04-108) to PAL General Engineering, Inc. \$1,550,758; and

WHEREAS, it is necessary for the completion of this project to have consultant services for the Construction Administration and Construction Staking for this project; and

WHEREAS, staff recommends Nasland Engineering perform the Construction Administration and Construction Staking services due to their familiarity with the project and their demonstrated expertise in these services; and

WHEREAS, Nasland Engineering cost proposal to perform the necessary Construction Administration and Construction Staking is \$49,592; and

WHEREAS, this additional work performed by Nasland Engineering would constitute change order No. 9 to their original design contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. Change Order No. 9 to the Nasland Engineering Professional Services Agreement for Street Improvements RDA Phase 3 is approved.
3. The City Manager is authorized and directed to sign Change Order No. 9 approving the additional work in the Change Order.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**



NASLAND ENGINEERING

CIVIL ENGINEERING • SURVEYING • LAND PLANNING

November 7, 2011
NE Job No. 106-230.2

Ms. Victoria Madrid
CIP Program Manager
City of Imperial Beach
Public Works Department
495 10th Street, Imperial Beach, CA 91932

Subj: Street Improvements Phase 3B RDA
Additional Services – Construction Administration

Dear Ms. Madrid:

Nasland Engineering is pleased to provide this proposal for construction administration services and construction staking on the Street Improvements Phase 3B RDA project. The proposed fee and services are as follows:

Construction Administration

\$14,300

Nasland Engineering and our subconsultants shall assist the City of Imperial Beach in the construction administration for the project including:

- Attend pre-construction meetings
- Review submittals and shop drawings
- Review RFIs for substantial conformance to plans and specifications, and provide comments as necessary
- Attend meetings in the field to participate in construction review and resolving construction issues.
- Assist City in processing of monthly payments and change order requests from the contractor.
- When requested by the City, observe the construction of the improvements for general conformance and intent of contract documents, attend project status meetings and advise the City regarding conformity and progress.

Construction Staking

\$35,292

Nasland Engineering shall provide construction staking for the project including

- Limits of demolition
- Storm drain, and sewer
- Curbs, cross gutters, and curb ramps
- Street Lights and signs
- Monument replacement and filing Corner Record

If this additional fee proposal of \$49,592 is acceptable, please acknowledge your acceptance in writing. All terms and conditions of our original contract shall remain in effect. It continues to be a pleasure to provide services to the University.

Sincerely,
NASLAND ENGINEERING


Lawrence Thornburgh, PE, PLS
Senior Project Manager
RCE 49795



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY R. BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011

ORIGINATING DEPT.: FINANCE DEPARTMENT

SUBJECT: AMEND SEWER BUDGET FOR THE PALM CITY TRUNK LINE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A FINANCING AGREEMENT WITH THE CITY OF SAN DIEGO

BACKGROUND:

The City of San Diego owns, operates and maintains the Metropolitan Sewerage System for the purpose of treating and disposing of sewage for San Diego and certain other municipalities, including Imperial Beach. On November 16, 2011, the City Council approved an agreement with the City of San Diego relative to the Municipal Sewerage System. The agreement allows the City of Imperial Beach to use the San Diego Municipal Sewerage System for transportation to the Metropolitan Sewerage System. The agreement also established a method to allocate future capital improvement costs related to the San Diego Municipal Sewerage System. This report requests the capital improvement budget be augmented for the first sewer line improvement project under the new agreement. This report also requests the City utilize financing from the City of San Diego for this project over a three year period.

FISCAL IMPACT:

The City of Imperial Beach's share of the Palm City Trunk line was approved for \$600,000 when the capital improvement budget was adopted in April 2009. The most current projection of the City's share of this project is \$710,000. The additional \$110,000 is available from Sewer Reserve Funds.

During the City's Budget Hearings in June, the City Council expressed concerns relative to sufficient sewer reserve funds in the event of a major sewer line failure. The Sewer Fund has approximately \$2 million of reserves. Financing this project would spread the costs over a longer time period and allow the City to lessen the initial impact on Sewer Reserve Funds. The City of San Diego has offered financing for our portion of the improvements. The terms are a three year \$710,000 loan at 1.75% interest. Interest costs would total \$19,400, an average of \$6,466 per year.

ENVIRONMENTAL DETERMINATION:

This report is a financial report addressing payments under a current agreement. CEQA requirements related to the construction of this project will be the responsibility of the City of San Diego.

DEPARTMENT RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution amending the capital improvement budget and approve the financing of this project.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution 2011-7129

RESOLUTION NO. 2011-7129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING THE SEWER BUDGET FOR THE PALM CITY TRUNK LINE AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A FINANCING AGREEMENT WITH THE CITY OF SAN DIEGO

WHEREAS, the Five-Year Capital Improvement Program Budget Fiscal Year 2009/2010 through Fiscal Year 2013/2014 adopted by resolution 2009-6732 provided \$600,000 for the Palm City Trunk Line; and

WHEREAS, the revised estimate is \$710,000; and

WHEREAS, the Sewer Fund has sufficient additional resources; and

WHEREAS, the City of San Diego has offered a financing option for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The budget for the Palm City Trunk Line project is hereby approved at \$710,000.
2. The City Manager is authorized to enter into an agreement with the City of San Diego for financing the Palm City Trunk Line project.
3. The Sewer Fund operating budget is amended for debt service payments and receipt of debt financing from the City of San Diego.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: PUBLIC WORKS *Chris Heh
Acting PW Director*
SUBJECT: VETERANS PARK HISTORY WALK DESIGN UPDATE

BACKGROUND: On August 3, 2011, City Council was presented a detailed concept for the Veterans Park History Walk design. This included the potential History Walk locations and the History Walk text. The presentation proposed 10 History Walk historical times in the Imperial Beach history. Those ten locations and texts were approved with minor changes. In addition staff was directed to add on additional text to acknowledge the installation of the Imperial Beach time capsule and an additional location. The additional text was to acknowledge the installation of the Imperial Beach time capsule.

DISCUSSION: Staff has revised, as directed by City Council, the Imperial Beach History Walk text locations and added the eleventh History Walk text to the plan presented in August 3, 2011. See attachments 1 and 2. Staff has looked into various installation techniques. From this investigation, staff is proposing that the History Walk installation be performed by sand blasting into the existing walkway. City staff will use rented sandblasting equipment and purchase molds or patterns for each imprint. Attachment 3 includes some photos of the work plus the finished product.

A demonstration imprint of the proposed History Walk project is available at the Public Works Facility for Council Member observation. Please contact Public Works Director at (619) 850-7938 to schedule a viewing appointment. No advance notice is required other than a telephone call to assist in compliance with the Brown Act.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Authorized budget allocation - \$20,000

Expenditures:

- Purchase of text templates - \$350 per template
Eleven templates @ \$350 per template totals \$3,850
- Rental of sand blasting machine - \$1,200

Total cost of the project for material and rental is \$5,050

Maximum of two (2) days City employee labor would be used incurring no additional cost to the project.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Review the elements of this project:
 - a. History Walk revised text.
 - b. History Walk revised locations.
 - c. History Walk revised installation technique.
3. Provide direction on the above elements of the project.
4. Direct staff to proceed with the project as presented or direct staff to make further revisions to the concept for Council subsequent approval.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Veterans Park History Walk text – revised
2. Veterans Park History Walk locations – revised
3. Veterans Park History Walk installation and finished product photos.

IMPERIAL BEACH HISTORY WALK
1,300 – 1769
I.B. Part Time Home of Kumeyaay Indians

IMPERIAL BEACH HISTORY WALK
1769
Riveria/Crespi Expedition – 1st Europeans in Imperial Beach

IMPERIAL BEACH HISTORY WALK
1848
U.S. / Mexican War – Imperial Beach becomes U.S. Territory

IMPERIAL BEACH HISTORY WALK
1887
Imperial Beach becomes summer retreat for Imperial Valley residents

IMPERIAL BEACH HISTORY WALK
1909 / 1960 / 1988
Imperial Beach Piers Constructed / Reconstructed

IMPERIAL BEACH HISTORY WALK
1909-1910
First Sidewalks Built

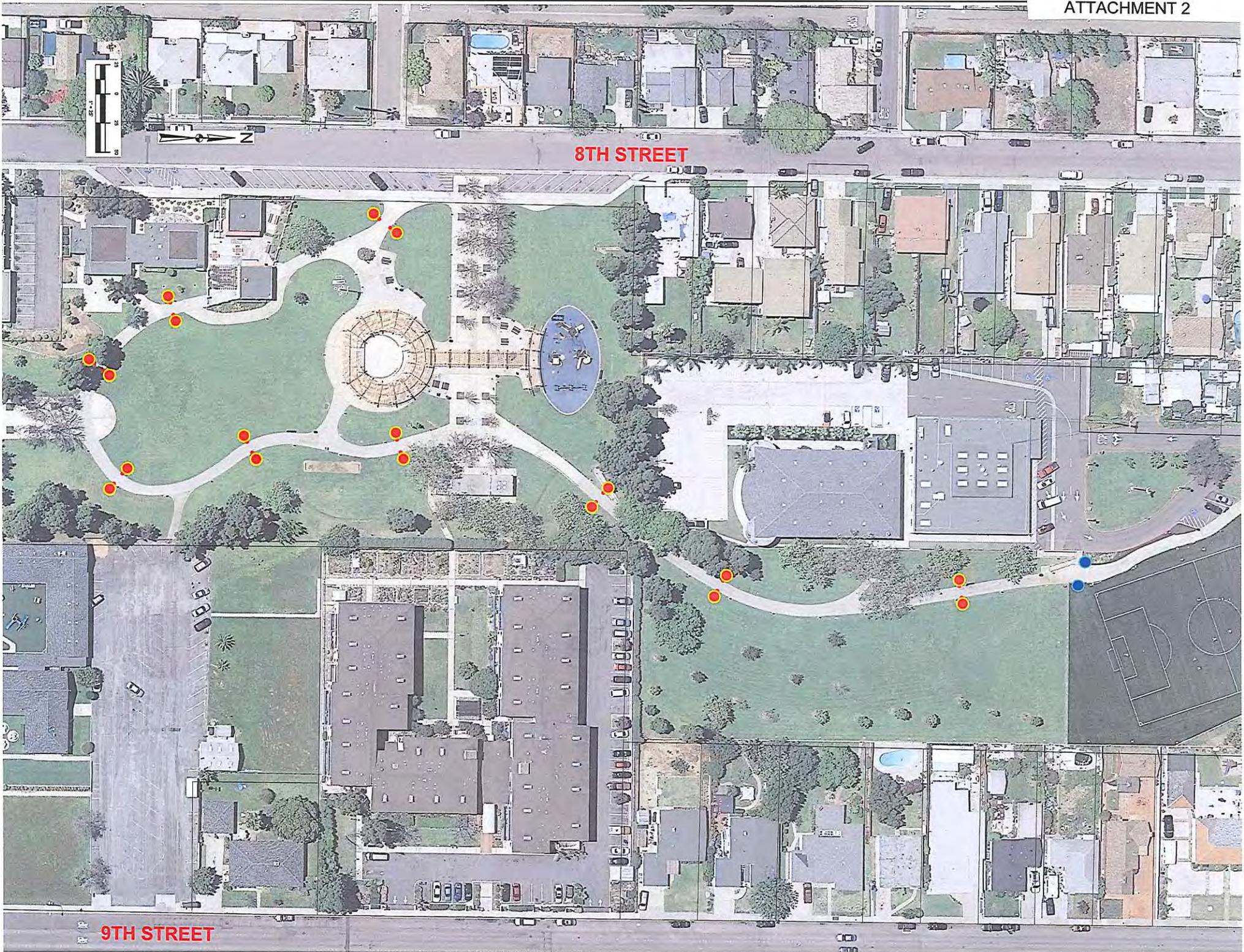
IMPERIAL BEACH HISTORY WALK
1917
Aviation Field (Ream Field), Established

IMPERIAL BEACH HISTORY WALK
1956
July 18th – City Incorporated

IMPERIAL BEACH HISTORY WALK
1982
Tijuana Estuary Preserve established

IMPERIAL BEACH HISTORY WALK
1999
Opening of Mel Portwood Pier Plaza

IMPERIAL BEACH HISTORY WALK
2006
50 Year Time Capsule Buried
Lat. 32.578 / Long. 117.116



8TH STREET

9TH STREET

IMPERIAL BEACH HISTORY WALK

1887

IMPERIAL BEACH BECOMES THE SUMMER
RETREAT FOR IMPERIAL VALLEY RESIDENTS

10.12.2011

IMPERIAL BEACH HISTORY WALK

1887

IMPERIAL BEACH BECOMES SUMMER RETREAT
FOR IMPERIAL VALLEY RESIDENTS

10.28.2011



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: JACQUELINE M. HALD, CITY CLERK

SUBJECT: ANNUAL CITY COUNCIL REPRESENTATION ASSIGNMENTS
FOR 2012

BACKGROUND & DISCUSSION:

Pursuant to Section 2.18.010.C of the Imperial Beach Municipal Code (I.B.M.C.), appointments to all commissions, boards and committees, except the planning commission and the personnel board, shall be made by the Mayor, with the approval of the City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Not a project as defined by CEQA.

FISCAL IMPACT:

None.

DEPARTMENT RECOMMENDATION:

1. Mayor appoint/change City Council Representation Assignments for 2012 in accordance with Chapter 2.18.010.C of the I.B.M.C.
2. City Council approve Mayor's appointments and changes to City Council Representation Assignments for 2012.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

A handwritten signature in black ink, appearing to read "Gary Brown", is written over a horizontal line.

Gary Brown, City Manager

Attachments:

1. 2011 City Council Representation Assignment List (with updated meeting and contact info)

**2011 CITY OF IMPERIAL BEACH
CITY COUNCIL REPRESENTATION ASSIGNMENTS**

<p>SOUTH BAY MAYORS AND CITY MANAGERS COMMITTEE: National City, Chula Vista, Coronado, and San Diego meet to discuss mutual concerns relating to South Bay.</p> <p>Primary - Mayor Janney 1st Alternate – Mayor Pro Tem Bilbray</p>	<p>Contact: City of Chula Vista Natalie Flores, Exec. Secretary City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910 (619) 691-5044; (619) 476-5379 (Fax) nflores@chulavistaca.gov</p> <p>Meetings: Usually 4th Monday of each month by the host city (rotated) at 12:00 p.m. for approximately 1 hour.</p>
<p>SD DIVISION, LEAGUE OF CALIFORNIA CITIES: A coalition of California cities meeting on issues of statewide concern.</p> <p>Primary – Councilmember Bragg 1st Alternate – Mayor Janney</p>	<p>Contact: City of La Mesa Mary Kennedy, City Clerk (619) 667-1120</p> <p>Location: Four Points Sheraton 8110 Aero Drive San Diego, CA 92123</p> <p>Meetings: 2nd Monday of each month - 11:30 a.m.-1:00 p.m.</p>
<p>SD DIVISION, LEAGUE OF CALIFORNIA CITIES – LEGISLATIVE SUB-COMMITTEE: A coalition of San Diego County cities that reviews and provides direction to the San Diego Division membership on bills pending before the Legislature.</p> <p>Primary – Councilmember Bragg 1st Alternate – Mayor Janney</p>	<p>Contact: Catherine Hill, Regional Affairs Manager (619) 295-8282 chill@cacities.org</p> <p>Location: Four Points Sheraton 8110 Aero Drive San Diego, CA 92123</p> <p>Meetings: 2nd Monday of each month prior to the League Division meeting - 10:30 a.m.-11:30 a.m.</p>
<p>LEAGUE OF CALIFORNIA CITIES - COASTAL CITIES INTEREST GROUP A coalition of California cities meeting on statewide coastal issues.</p> <p>Primary – Councilmember Spriggs 1st Alternate – Mayor Janney</p>	<p>Contact: Mary Creasey, Public Affairs Analyst League of California Cities 1400 K Street Sacramento, CA 95814 (916) 658-8243</p> <p>Location: TBD (2 meetings by conference call; 1 meeting at Annual Conference in September)</p> <p>Meetings: TBD</p>
<p>METROPOLITAN TRANSIT SYSTEMS BOARD: Public transportation issues.</p> <p>Primary – Mayor Janney 1st Alternate – Councilmember Bragg</p>	<p>Contact: Valerie Vizkeleti, Clerk of the Board (619) 557-4515 valerie.vizkeleti@Sdmts.com</p> <p>Location: 1255 Imperial Ave., Ste. 1000 San Diego, CA 92101-7490 (619) 231-1466</p> <p>FAX: (619) 234-3407</p> <p>Meetings: Typically 2nd or 4th Thursdays of each month at 9:00 a.m. (Meeting schedule available) (\$150/meeting – not to exceed eight meetings)</p>
<p>SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) BOARD: The regional council of governments, which fosters cooperation on solving regional issues, such as transportation.</p> <p>Primary – Mayor Janney 1st Alternate – Councilmember King 2nd Alternate – Councilmember Bragg</p>	<p>Contact: Deborah Gunn, Clerk of the Board (619) 699-1912 dgu@sandag.org</p> <p>Location: 401 B Street, Ste. 800 Wells Fargo Building San Diego, CA 92101</p> <p>FAX: (619) 699-1995</p> <p>Meetings: Executive Committee: 2nd Friday of each month at 9:00 a.m. Board Policy/Business: 2nd Friday of each month at 10:00 a.m. Board Business: 4th Friday of each month at 9:00 a.m. (\$100 Committee meeting / \$150 Board meeting)</p>

**2011 CITY OF IMPERIAL BEACH
CITY COUNCIL REPRESENTATION ASSIGNMENTS**

<p>SANDAG – SHORELINE PRESERVATION WORKING GROUP: To advise SANDAG on issues related to the adopted Shoreline Preservation Strategy and opportunities for beach replenishment.</p> <p>Primary – Mayor Janney 1st Alternate – Mayor Pro Tem Bilbray</p>	<p>Contact: Shelby Tucker, SANDAG (619) 699-1916 stu@sandag.org</p> <p>Location: 401 B Street, Ste. 800 Wells Fargo Building San Diego, CA 92101</p> <p>FAX: (619) 699-1905</p> <p>Meetings: 1st Thursday of every other month 11:30 a.m.</p>
<p>CHAMBER OF COMMERCE LIAISON:</p> <p>Primary – Mayor Pro Tem Bilbray 1st Alternate – Councilmember King</p>	<p>Contact: Kim Palkovic, Executive Assistant (619) 424-3151</p> <p>Location: Chase Bank 1100 Palm Ave.</p> <p>Meetings: 2nd Wednesday of each month at 5:00 p.m.</p>
<p>METRO WASTEWATER COMMISSION/JPA: Oversees the sewage system for the San Diego area and makes decisions regarding financial expenditures relating to the sewage system.</p> <p>Primary – Councilmember Spriggs Alternate – Councilmember Bragg</p> <p>AFFORD (Padre Dam) – Amy – (619) 258-4614</p>	<p>Contact: Lori Anne Peoples (619) 476-2557 info@metrojpa.org</p> <p>Location: 9192 Topaz Way, MOC II Auditorium San Diego, CA 92123</p> <p>Meetings: 1st Thursday of each month 12:00 p.m. - 1:30 p.m. (\$150/day)</p>
<p>BAYSHORE BIKEWAY WORKING GROUP: Purpose is to promote improvements to the 26-mile bikeway around San Diego Bay.</p> <p>Primary – Councilmember King Alternate – Mayor Janney</p>	<p>Contact: Stephan Vance, SANDAG (619) 699-1924 sva@sandag.org</p> <p>Location: TBD</p> <p>Meetings: Meets on an as needed basis</p>
<p>JOB CORPS LIAISON: Community Relations Council</p> <p>Primary – Councilmember Bragg Alternate – Mayor Pro Tem Bilbray</p>	<p>Contact: Frank Buttino, Business Community Liaison (619) 429-8500 x216</p> <p>Location: 1325 Iris Ave., Building 60 Imperial Beach, CA 91932</p> <p>Meetings: Once every quarter (notified in advance) at Culinary Arts Center at 11:30 a.m.</p>
<p>SOUTH COUNTY ECONOMIC DEVELOPMENT COUNCIL (SCEDC): To encourage private investment in the South San Diego County region as well as to promote the cultural, educational, social, and geographic opportunities of the area.</p> <p>Primary – Councilmember King 1st Alternate – Councilmember Spriggs</p>	<p>Contact: Cindy Gomper Graves, CEO (619) 424-5143 cindy@southcountyledc.com South County EDC 1111 Bay Blvd., Ste. E Chula Vista, CA 91911</p> <p>Location: South County Regional Education Center 800 National City Blvd., National City</p> <p>Meetings: 1st Tuesday of each month at 7:30 a.m.</p>
<p>OTAY RIVER WATERSHED MANAGEMENT PLAN POLICY COMMITTEE: A Joint Exercise of Powers Agreement among the County of San Diego and the Cities of Chula Vista and Imperial Beach and the San Diego Unified Port District for the development of a watershed management plan for the Otay River.</p> <p>Primary – Councilmember Bragg</p>	<p>Contact: To be determined</p> <p>Location: To be determined</p> <p>Meetings: Meet on an as needed basis</p>

CITY COUNCIL STANDING COMMITTEES

Military Affairs Subcommittee
Mayor Janney
Councilmember Bragg

CITY COUNCIL AD HOC COMMITTEES

Work with School Systems
Mayor Janney
Councilmember Bragg

Sand Replenishment Projects
Councilmember Spriggs
Councilmember King



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: DECEMBER 7, 2011
ORIGINATING DEPT.: JACQUELINE M. HALD, CITY CLERK *JMH*

SUBJECT: 2012 CITY COUNCIL MEETING AND WORKSHOP CALENDAR

BACKGROUND AND DISCUSSION:

Historically, the City Council adopts the meeting calendar for the upcoming year after review of potential meeting schedule conflicts. After review of the holiday schedule and conferences scheduled for 2012, staff recommends the following:

- City Council Workshops on:
February 8, 2012
April 11, 2012
July 11, 2012
October 10, 2012
- Cancellation of the February 1, 2012 City Council meeting due to a conflict with the SANDAG retreat.
- Cancellation of the July 4, 2012 City Council meeting due to the Independence Day holiday.
- Cancellation of the September 5, 2012 City Council meeting due to a conflict with the League of California Cities Annual Conference scheduled for September 5-7, 2012.

Staff further recommends cancellation of the January 2, 2013 City Council meeting due to the City Furlough scheduled for December 26 and 27, 2012, Friday Closure on December 28, 2012 and the New Year's holiday.

Please note: The January 4, 2012 City Council meeting was cancelled by previous Council action on December 15, 2010.

Pursuant to Section 2.12.040 A of the Imperial Beach Municipal Code, "*Unless otherwise specified by resolution, the City Council must hold regular meetings on the first and third Wednesdays of each month at an hour to be set by resolution. Regular meetings will be held in the council chambers at City Hall, 825 Imperial Beach Boulevard, Imperial Beach, or at another place within the City limits to which the meeting may be adjourned.*" Therefore, the City Council needs to discuss and set the time for City Council workshops and meetings.

FISCAL IMPACT:

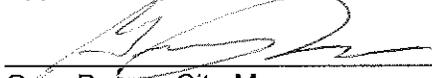
None related to this report.

DEPARTMENT RECOMMENDATION:

1. Discuss proposed 2012 Calendar and meeting times for City Council Meetings and Workshops; and
2. Approve the 2012 City Council Calendar which includes City Council quarterly workshops on February 8, April 11, July 11, and October 10, 2012; cancellation of the February 1, 2012, July 4, 2012, September 5, 2012 and January 4, 2013 City Council meetings due to scheduling conflicts; and
3. Adopt Resolution No. 2011-7119 setting the time for City Council Workshops and Meetings.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7119
2. 2012 City Council Meeting Calendar
3. 2011/2012 City of Imperial Beach Holiday Schedule

RESOLUTION NO. 2011-7119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE CALENDAR AND SETTING THE TIME FOR CITY COUNCIL MEETINGS AND WORKSHOPS FOR THE YEAR 2012

WHEREAS, Section 2.12.040 A of the Imperial Beach Municipal Code states, Unless otherwise specified by resolution, the City Council must hold regular meetings on the first and third Wednesdays of each month at an hour to be set by resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. Regular City Council meetings shall begin at 6 pm; and
2. City Council Workshops shall begin 6 pm; and

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of December 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

JANUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

MARCH						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

APRIL						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUNE						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JULY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

-  Council Meetings 6:00 p.m.
-  Council Workshops 6:00 p.m.
-  City Hall closed
-  City holidays/City Hall closed



**City of Imperial Beach
Holiday Schedule
2011-2012**

2011 Holiday Schedule

Friday, November 11	Veterans Day	City Hall Offices Closed
Thursday, November 24	Thanksgiving Day	City Hall Offices Closed
Friday, November 25	Day After Thanksgiving	City Hall Offices Closed
Saturday, December 24	Christmas Eve	Observed on Friday, December 23
Sunday, December 25	Christmas Day	Observed on Monday, December 26
December 27-29	Furlough	City Hall Offices Closed for the Holidays
Saturday, December 31	New Year's Eve	Holiday Bank
Sunday, January 1	New Year's Day	Observed on Monday, January 2

2012 Holiday Schedule

Sunday, January 1	New Year's Day	Observed on Monday, January 2
Monday, January 16	Martin Luther King, Jr. Day	City Hall Offices Closed
Monday, February 20	President's Day	City Hall Offices Closed
Saturday, March 31	Cesar Chavez Day	Observed on Friday, March 30
Monday, May 28	Memorial Day	City Hall Offices Closed
Wednesday, July 4	Independence Day	City Hall Offices Closed
Monday, September 3	Labor Day	City Hall Offices Closed
Sunday, November 11	Veterans Day	Observed on Monday, November 12
Thursday, November 22	Thanksgiving Day	City Hall Offices Closed
Friday, November 23	Day After Thanksgiving	City Hall Offices Closed
Monday, December 24	Christmas Eve	City Hall Offices Closed
Tuesday, December 25	Christmas Day	City Hall Offices Closed
December 26-27	Furlough	City Hall Offices Closed for the Holidays
Monday, December 31	New Year's Eve	City Hall Offices Closed
Tuesday, January 1	New Year's Day	City Hall Offices Closed

2012 9/80 Alternative Friday Schedule

- January 13
- January 27
- February 10
- February 24
- March 9
- March 23
- April 6
- April 20
- May 4
- May 18
- June 1
- June 15
- June 29
- July 13
- July 27
- August 10
- August 24
- September 7
- September 21
- October 5
- October 19
- November 2
- November 16
- November 30
- December 14
- December 28